



CITY OF TAMPA

Bob Buckhorn, Mayor

December 16, 2016

Ms. Barbara Alfano
 Region 4 Brownfields Coordinator
 U.S. Environmental Protection Agency
 Sam Nunn Atlanta Federal Center
 61 Forsyth Street
 Atlanta, GA 30303-8960

Dear Ms. Alfano:

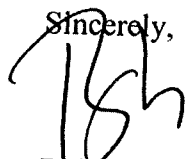
The City of Tampa is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$200,000 for Hazardous Substances and \$100,000 for Petroleum). This grant will greatly enhance the City's efforts to remediate commercial and industrial contamination, specifically in areas where there is a need for environmental justice.

Required Information	
a. Applicant Information:	City of Tampa, Florida 3808 N. 22nd St. Tampa, FL 33610
c. Funding Request:	i. Grant type: Assessment ii. Assessment type: Community-wide iii. Funds requested: \$300,000 iv. Contamination: Hazardous Substances \$200,000 and Petroleum \$100,000
d. Location:	City of Tampa, Hillsborough County, Florida
e. Property Information:	Not applicable
f. Contacts:	i. Project Director: Ed Johnson, Urban Development Manager City of Tampa 3808 N. 22nd St., Tampa, FL 33610 813-242-3806 Ed.Johnson@tampagov.net ii. Highest Ranking Elected Official: Bob Buckhorn, Mayor

	City of Tampa 306 E. Jackson Street Tampa, FL 33602 813-274-8251
i. Population:	<i>i.</i> Population: 348,934 <i>ii.</i> Target area population: 3,749 <i>iii.</i> Persistent poverty county: no (American Community Survey 2014; ERS County Typology 2015)

The City of Tampa appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Bob Buckhorn
Mayor

Attachments



1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: The City of Tampa, Florida is applying for this FY2017 EPA Community-Wide Assessment Grant to assess and redevelop the area known as West Tampa, an area currently challenged with a myriad of socio-economic and environmental justice issues, including poverty, lack of access to fresh foods and healthcare, and few local employment opportunities, as well as blight and brownfields; nonetheless, the City has written, with input from local residents, the *West River Plan* (2016, www.tampagov.net/planning-division), a redevelopment plan that will restore the vibrancy to this neighborhood and bring opportunity for all through sustainable redevelopment that includes jobs, quality housing, improved transportation, professional services, retail/commercial space as well as cultural and recreational opportunities.

The independent City of West Tampa was founded over 125 years ago and subsequently was incorporated into the City of Tampa in 1925. The area has been home to Jewish families migrating from the north, migrant Cubans working in area cigar factories, as well as a concentration of Tampa's African American community. In 1892, Scottish immigrant Hugh Macfarlane purchased 200 acres of land west of the Hillsborough River and offered factory sites to manufacturers. Dozens of cigar companies and thousands of people moved here, thus the nickname "Cigar Capital of the World (Inglis, Univ Press of FL, 2003)." Early West Tampa families enjoyed a rich social life that included social and sport clubs, cafes, restaurants and trips to the many parks and the beach. Growth and prosperity continued until the Great Depression caused infinite hardships on Tampa's cigar workers, who were laid off and departed for New York City or Havana. WWII marked the end of the golden era of cigar manufacturing in West Tampa, and the next 50 years had profound impacts on the area; for example, Urban Renewal destroyed the neighborhood of Roberts City in the early 60s. The state constructed I-275 through West Tampa's heart and the lure of expanding suburbs attracted many West Tampa residents. Consequently, West Tampa lost many local businesses, further eroding the community's economic and social fabric. This second exodus left abandoned business, empty industrial sites, and few jobs for area residents.

Part of the former City of West Tampa, the West River neighborhood, the City's newest Community Redevelopment Area (CRA), which will be the primary target area for this assessment project, is located immediately west of Downtown Tampa's and is one of the oldest areas of the City. The West River neighborhood includes approximately 150 acres of land along the western banks of the Hillsborough River. Approximately 300 feet in width as it flows through Downtown and West River, the River provides an inland waterway for the City and more specifically the communities, residents, and businesses located along much of its length. Opening up the river for recreational use by the community has been one of the City's principal objectives over the past decade, but the City lacked the resources to do so. Two years after the end of the 2008 Great Recession, revenue was still falling in Tampa and Hillsborough County, worsened by the housing crisis, changes in Florida property tax laws, and high unemployment levels. Tampa's revenue declined in every major category between the 2007 peak and 2011 —falling 22% (post-inflation adjustments) (www.pewtrusts.org). The City has 35 designated Brownfield areas within its boundaries. While recovery has begun in the past two years, the City has not yet recaptured its previous level of resources, which makes this EPA Assessment funding critical to redevelopment in the West River neighborhood and its environs.

ii. Demographic Information and Indicators of Need: The desire of the City to remedy environmental injustice in the neighborhood combined with its **concentration of sensitive populations**, particularly low-income and minorities, and their proximity to the brownfields sites added to an achievable and sustainable redevelopment plan cemented the selection of West River (represented below as the US Census Tract 43) as the primary target area for this proposed assessment project. Women in their child-bearing years make up 40% of the

population in West River, which when combined with the percentage of children (32.7%) and the percentage of adults aged 62+ (7.4%), West River is a community with an 80% make-up of sensitive populations (American Community Survey 2014). When combined, race and income statistics, as shown below, highlight the environmental justice issues that dominate the West River neighborhood.

Demographics					
	West River Neighborhood (CT 43)	Tampa	Hillsborough County	Florida	USA
Population	3,749	348,934	1,229,226	19,361,792	314,107,084
Children	1,226 (32.7%)	299,931 (24.4%)	299,931 (24.4%)	4,569,383 (23.6%)	79,543,013 (25.3%)
Female	2,405 (64.2%)	655,378 (51.2%)	655,378 (51.2%)	9,897,141 (51.1%)	159,591,925 (50.8%)
Women -child- bearing ages	1,529 (40.8%)	156,671 (44.9%)	513,817 (41.8%)	7,086,416 (36.6%)	123,758,191 (39.4%)
Minority	3,044 (81.2%)	127,012 (25.9%)	360,163 (29.3%)	4,614,596 (23.8%)	82,257,371 (18.5%)
African-American	2,793 (74.5%)	90,374 (16.7%)	205,281 (16.7%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic	859 (22.9%)	81,302 (23.3%)	315,911 (25.7%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Poverty Rate	69.3%	22%	17.2%	16.7%	15.6%
Unemployment	33.3%	7.4%	6.6%	6.5%	5.8%
Per capita Income	\$5,923	\$29,704	\$27,532	\$26,499	\$28,555
Median Household Income	\$9,562	\$43,740	\$50,122	\$47,212	\$53,482
% of renters	98.6%	50.4%	40.7%	33.9%	35.6%

Source: 2014 American Community Survey (ACS) (<http://www.census.gov/>)

HUD reports this area as having a **71.1% poverty rating** (slightly higher than US census statistics above) and **79.5% of area residents receive food stamps/SNAP** benefits, which emphasizes the need in this community and the burden on government services (ACS, 2014). **Unemployment rate in the area is an astounding 33%**, which forces those in the community who are able to work to look elsewhere. Given the limited access to vehicles and lack of transportation options, commuting in itself can be an obstacle to employment. Additional evidence of area poverty is found at Just Elementary School, located directly across the street from a potential project site. Out of 668 students, children in pre-K to 5th grade that can be considered a sensitive population, attending the school, 664 or **99.8% are eligible for free or reduced lunch** (www.nces.ed.gov).

iii. Brownfields and Their Impacts: The City will focus first on West River sites:

- **Rome Avenue site** – property at 2103 N. Rome Avenue is 4.5 acres of concrete buildings built in 1969 with multiple paved parking lots with possibility for petroleum, asbestos and lead
- **Oregon Avenue site** – property is located at the corner of N. Oregon Avenue and Walnut Terrace, nearly two acres covered in part with asphalt, a dilapidated shed and rusty fencing with potential for hazardous substances, such as ammonium chloride, as area is suspected to be part of historic tobacco processing area
- **North Boulevard Homes** – located on Main Street opposite of Interstate 275, multi-family, townhome-style public housing complex due for demolition due to multiple deficiencies (presently closed) originally built in 1966; potential for hazardous substances, asbestos and lead
- **Bethune Homes**- multi-story public housing block (originally built in 1940) located on Union St.; slated for demolition due to major structural system failures; presence of hazardous materials

Other sites within in the City's CRAs will be assessed with these funds; nonetheless, these are the initial sites to start this assessment project as the public has desired interest in the redevelopment of these sites and site access has already been secured.

Next door to the Rome Avenue site (left side) **is a Head Start program**, which by very definition is a program to help impoverished families with young children. This unsecured site with multiple vacant buildings lies adjacent to the exact federal program set up to assist our most at-risk sensitive population. **To the right is an apartment complex with 135 units** with 81 units described by HUD as low-income housing. Here again we have a program that supports those most at-risk living adjacent to a site of potential danger. Facing the property is a line of private residences and beyond blocks of mostly dilapidated residential properties and defunct businesses. The **Oregon Avenue site** abuts the Rome Avenue and is also **adjacent to the same apartment complex. Those residents are literally surrounded by brownfields**. Across the street from the site is Just Elementary School and a public recreation complex with playground, little league ball fields, and a track, a prime attraction for sensitive populations such as children and women of child-bearing years. All brownfield sites are located less than a half mile from the Hillsborough River, a major tributary to the Gulf of Mexico. Within a half-mile radius of the sites, the following are located: Blake High School, Stewart Middle School and Mount Pleasant Middle School. The two public housing sites have potential hazardous materials, so once demolitions are complete, it will be essential that the grounds are tested for redevelopment to begin. Such large properties are essential to community improvements.

While there is limited vacant land in West River, foreclosures in the area continue to be an issue with over 288 foreclosures within the West River area as of 3rd quarter 2015 (source here). A 2015 land use survey revealed 106 vacant parcels (14.4 acres or 4.42% of area). When the City or County has brought developers to West River in the past, all that was seen was the face of a low-income neighborhood and the problems associated with such an area, such as blight, poverty, crime and lack of opportunity. Those short-sighted investors could not see the community that can rise from its own depression and achieve the prosperity that grew here one hundred years ago. The City partners have engaged community members to create a plan for West Tampa, the *West River Plan* (2016, www.tampagov.net/planning-division), that will serve the needs of current residents and attract new investments in the community. There are multiple sites within the West River and beyond; however, the City needs assessment funds to begin the process and demonstrate potential to investors.

b. Welfare, Environmental, and Public Health Impacts

i. **Welfare Impacts:** The **Finding of Necessity** for establishing the West Tampa Community Redevelopment Area (CRA) identified and documented persistent conditions in the West Tampa Area that are consistent with the definition of **blight** contained in the Florida Statutes. Government maintained demographic and economic statistics highlight a prevailing level of enduring economic distress. **Low per capita income, high poverty rates, high unemployment, low educational attainment levels, lower median home values** (compared to other City values) are strong indicators of this distress: 98.6% of households within the project census tract live in a rented property (ACS 2014) and **42% of housing in the project area is described as stressed** compared to the **US median of 28.1%** (cdc.gov). Living environments, including housing and institutional settings, can support health. Quality housing is associated with positive physical and mental well-being. Home design, construction, and maintenance, physical characteristics, and presence of safety devices have many effects on injury, illness, and mental health. A house is defined as stressed if one or more of the following criteria is met: 1) housing lacked complete plumbing; 2) housing lacked complete kitchens; 3) household is overcrowded (more than 1 persons per room); and 4) household is cost burdened (monthly housing costs (including utilities) that exceed 30% of monthly income) (cdc.gov). **The distressed economic conditions combined with the deteriorated physical environment confirm the continued existence of blight:** the City wrote 10 times the number of

property code violations here than elsewhere in Tampa (West River Community Vision Report, 2015). Besides being run down, area residences have occupancy rates that exceed the national average: in the US only 1.0% of homes have 1.51 or more occupants per room; in the targeted community 15.3% of homes exceed the 1.51 rate, a prime indicator of housing stress and poverty (ACS, 2014).

West River sits between two larger areas of employment, Downtown Tampa with its commercial services and corporate offices and the Port of Tampa and the Airport area with airport services, hospitals, social service agencies and retail centers. **There are few direct bus routes from West River** to these areas. One would need to take two or three buses and travel for almost an hour to reach the Port, and the same is true for travel to the airport, except the journey is slightly longer. Residents are trapped in a vacuum of inopportunity. Besides access and opportunity issues, **safety and health** are also of additional concern in West River. Unoccupied buildings, such as those at both the Rome Avenue and Oregon Avenue sites, are **perfect settings for drug or any other illegal activity**. The Rome Avenue site and structures are unsecured, and the Oregon avenue site, while surrounded by fencing, is only secured with four-foot fencing, which is easily scaled. The abandoned sites in the area **create an atmosphere of insecurity** amongst area residents. In the visioning process conducted with local residents for the creation of the CRA, the City determined that street lighting in West River was sub-standard with 250 street lamps below desired service levels, which increases the likelihood for crime and perhaps, violence. **Rate of violent crime in the county is 494.4 per 100,000 compared to 199.2** in the US, creating a dangerous environment for the large elderly population living here as well as low-income families (cdc.gov). According to City-reported **crime rates, incident rates are 1 ½ times** more prevalent here than across the whole of Tampa (West River Community Vision Report, 2015).

With such conditions, medical practices are loath to move into such areas; therefore, the targeted **CT 43 is defined as a medically under-served community** scoring a 51 out of 100 (100 indicates no need) on the Health Resources and Services Administration Index of Medical Underservice. Any entity scoring under 62 is considered in need (datawarehouse.hrsa.gov). Furthermore, *"The lack of healthy food retail also hinders community economic development in neighborhoods that need private investment, activity hubs, and jobs,"* according to findings revealed in a report authored by Policy Link and the Food Trust (www.policylink.org). USDA Food Access Research Atlas considers the project area as a low-income and low-access tract meaning that residents have to walk more than ½ mile and up to 10 miles to a grocery store. Compounding issues of access to healthy food is vehicle availability. USDA reports that the area has a relatively high number of households (22.5%) without vehicles that have this distance to commute to a grocery store (www.erd.usda.gov). Lack of access to fresh foods compounds the issues with healthcare access and makes the need for economic development even more profound.

ii. Cumulative Environmental Issues: The historical industry in the project area was cigar manufacturing, some concern over soil conditions does exist:

"Casings are usually applied to tobacco strips or leaf early in the primary processing scheme to tone down or mute the strength or harshness of tobacco smoke, to improve processability of tobacco. Casings are traditionally added to US blended styles of product that contain significant proportions of Burley type tobacco blends. These casings are added to the Burley tobacco line through the means of the casing cylinder or Cased Leaf Dryer. Ammonia technology has been used with US blended styles of products containing cased Burley tobacco. Ammonium salts, or ammonium chloride, could be added at the Cased Leaf Dryer stage or with the manufactured reconstituted tobaccos (<http://ec.europa.eu/health>)."

Exposure to **ammonium chloride** (potentially remaining in soil) can cause skin and eye irritation and can lead to decreased appetite. Multiple exposures could cause headaches, mental confusion, tremors, and liver disease; chronic exposure can lead to difficulty in breathing (<https://www.cdc.gov/niosh>).

EPA data indicates that adverse environmental indicators for a one-mile radius of target area brownfields sites exceed national averages in all but one category, superfund proximity where it almost tied. West River superseded the national averages in NATA Diesel particulate, cancer risk, respiratory health and lead paint indicators and water and hazardous waste proximity. In ozone and particulate matter the rate exceeds the national rate nearly four times, both of which are threats to sensitive populations, such as young children, the elderly and those with asthma (EPA EJ Screen, <https://ejscreen.epa.gov/mapper>). CT 43 is bordered on the south side by Interstate 275 and to its east side by half a mile the road continues to bend towards the north, This four-lane highway exceeds 110,000 cars for its Average Annual Daily Traffic (AADT). Columbus Drive, which borders the target tract on the north side sees nearly 23,000 AADT and Armenia Avenue on the west border has nearly 12,000 AADT in this neighborhood (cdc.gov). Envision this neighborhood surrounded by 150,000 cars on a daily basis (cdc.gov). Other potential sites for exposure are in close proximity to sensitive populations within the West River Community:

Tampa West River Project Area Data collection date: 11/28/16		#	Source
UST	Registered Underground Storage Tank Sites	15	EDR Radius Database Search
LUST	Underground Storage Tank Sites w/reported discharge(s)	45	EDR Radius Database Search
AST	Aboveground Storage Tank Sites	3	EDR Radius Database Search
LAST	LEAKING Aboveground Storage Tank Sites	1	EDR Radius Database Search
SEMS	Federal CERCLIS Superfund Enterprise Management System	3	EDR Radius Database Search
RCRA	EPA Resource Conservation & Recovery (including inactive sites)		
SQG	RCRA Small Quantity Generator	3	EDR Radius Database Search
Non-Gen	RCRA Non-Generators (but still handle haz waste)	6	EDR Radius Database Search
SQG -	RCRA Conditionally Exempt Generators	8	EDR Radius Database Search
SWF/LF	Solid Waste Landfill	9	EDR Radius Database Search
DWM	Dept. of Waste Management Contaminated Sites	33	EDR Radius Database Search
	Historical Auto Stations (based on city directory listings)	29	Proprietary EDR Database agency
	Historical Cleaners (based on city directory listings)	13	Proprietary EDR Database agency

Eighty percent of housing in the target area was built before 1980 (American Community Survey, 2014). Aging housing, such as the majority of structures in the project area, can turn a home into a chronic source of environmental contamination. As described in the *Washington Post*, lead from aging paint, VOCs from carpet padding, paint or furniture, radon exposure, asbestos or arsenic from older building materials, mold from faulty plumbing, and decaying cock roach carcasses all have associated health risks and can result from older housing environments. Older windows and door frames can also allow for the admittance of external environmental factors, such as air pollution (www.washingtonpost.com/realestate/many-factors-can-turn-a-house-into-an-unhealthy-place-to-live). Asbestos can also have impacts on reproductive systems such as causing ovarian cancer and possibly fertility (Bunderson-Schelvan et al, 2011), which is of concern given that large percentage of child-bearing aged women in West Town.

The West Tampa neighborhood also literally sits at the end of one of the runways: Tampa International airport 2 miles to the west and MacDill Airforce base, home to the 6th Air Mobility Wing and several combatant commands (e.g. CENTCOM), is approximately 8 miles to the south. West Tampa bears the impact of both noise and air pollution from these two sources.

In addition, most of Tampa's drinking water is treated surface water from the Hillsborough River. The river begins in the Green Swamp and winds its way through Tampa to Hillsborough Bay. Any contamination of the River from stormwater runoff presents a potential environmental and health issue for aquatic life, as Hillsborough Bay empties into the Gulf of Mexico, a sensitive marine ecosystem, and human life through drinking water and through direct contact via the multiple recreational swimming, boating and fishing areas

in the County and downstream.

iii. Cumulative Public Health Impacts: In Florida, health data is only tracked on a county-wide basis, not by individual cities. Chronic lower respiratory diseases (CLRD) was the 3rd leading cause of death in the United States in 2010. The burden of respiratory diseases affects individuals and their families, schools, workplaces, neighborhoods, cities, and states. The age adjusted CLRD death rate for Hillsborough County, FL is **50.9** (per 100,000 persons) compared to 49.6 overall in the US. In Hillsborough County the rate for elderly persons is 352.0 (per 100,000 persons) compared to 338.6 in the US, which is within the worst of the percentiles in the nation, according to the CDC (www.cdc.gov/nchs). Florida has one of the highest hospitalization rates for asthma in the Country with 14,000 to 38,000 incidents per year for the last five years (<http://ephtracking.cdc.gov>). Adults asthma rates here are nearly twice that of the US overall (5.5% vs. 3.6%) (cdc.gov).

As expected for areas of great blight, poverty and crime, mental health also suffers. The Tampa-St. Petersburg Metropolitan Statistical Area, as monitored and tracked by SAMHSA, **experienced a higher percentage of persons aged 12 years or older with major depressive episodes** (based on annual averages from 2005-2010) than the State of Florida and the US. Depressive episodes are described as a period of at least 2 weeks when a person experienced a depressed mood or loss of interest or pleasure in daily activities and had a majority of specified depression symptoms. **Smoking and binge alcohol drinking were also higher in the metro area than the rest of Florida.** While the area here is more wide spread than just the project area, it shows not only a health concern but a burden on services of project partners (www.samhsa.gov/data).

Impacts from aging housing on health are wide and varied: VOCs can cause difficulty breathing, headache loss of coordination, nausea as well as liver, kidney and central nervous system damage (cdc.gov). Mold from leaking windows, old carpet or dampness, and pests can cause and worsen asthma or at least cause eye and lung irritation (cdc.gov). Lead can cause learning difficulties and developmental delays in children (epa.gov). Potential exposure to asbestos and arsenic in older homes is not uncommon: arsenic can cause cancer, heart disease and diabetes and asbestos causes lung cancer (www.who.int). The pollution burden from aging housing, nearby major highways/roadways and airports add a disproportionate burden to sensitive populations in West Tampa already burdened by potential health issues related to poverty, blight, crime, etc.

c. Financial Need

i. Economic Conditions: Poverty, blight and crime add to the cost of government services in the West Tampa community. Beginning in 2009, annual **property tax collections dropped nearly one-third, or \$55 million**, largely because of state property tax laws changes designed to reduce burdens on homeowners. **Intergovernmental aid also fell by \$37 million** despite the influx of federal funds through the American Recovery and Reinvestment Act (www.pewtrusts.org). Florida has a \$50,000 "homestead exemption" which limits property tax. Only 17 privately owned properties remain in the project area (CT43) and those range in value from \$100,000 to \$175,000, which bring little revenue considering the homestead exemption (ACS 2014). Moreover, Florida has no personal income tax, so local governments must rely on fees, sales tax, and property tax revenues for government operations.

ii. Economic Effects of Brownfields: **Taxable Property valuations fell in Tampa from \$29.62 billion in 2008 to \$21.40 billion in 2012, a loss of nearly a third of total property value** in only a few short years (tampagov.net). As of FY 2016, the **property valuations still have not recovered their 2008 value, and they have nearly \$4 billion to gain** in order to fully recover (\$26.1 billion, 2016 value) (tampagov.net). **Only 4% of housing in West River was built after 2000, and only 20% since 1980.** Developers or potential

home owners have ignored or avoided this area. **Median rent paid in West River is \$359 per month**, just over a third of the American median of \$920 (American Community Survey, 2014), which does little attract potential investors. Moreover, the prevalence of abandoned property has been found to be associated with greater crime (Spelman, 1993). **"Crime affects the economy"** by placing a financial burden on taxpayers and governments because of increased needs for police, courts and corrections facilities, as well as intangible costs including psychological trauma and reduced quality of life for crime victims. This cost includes lost opportunities for victims and lost earnings by those serving time for criminal activity. Anderson estimates that each incarcerated person represents a productivity loss of \$23,000. His study also estimates asset transfers due to crime at a half-trillion dollars. Asset transfers result from crimes such as insurance fraud, theft and graft. Anderson also estimates a \$200 billion cost for the criminal justice system, including costs for law enforcement, courts and prisons (Anderson, 1999).

Divestment in the area, also means lack of jobs for area residents. West River residents that worked commuted a mean of 21.5 minutes, and of the 542 area employed persons, 156 worked in service industries, such as housekeeping or cleaning, food preparation and healthcare support positions (census.gov). Wages paid by these professions, some of the lowest-paying, make it difficult for residents to support themselves without multiple jobs or multiple workers in the home.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: In its redevelopment plan, *West River Plan*, the City details its objective of creating a diverse neighborhood where residents live and work and have access to quality cultural, education institutions, and recreational opportunities along the banks of the Hillsborough River. This assessment proposal focuses solely on investigation of real or potential contamination in the West River neighborhood of West Tampa. West River is unique in Tampa given that it is a favorably located neighborhood whose developable land is almost entirely owned by four local governmental agencies (120 of 150 acres or 80%) who have joined hands to revitalize and redevelop the neighborhood for the benefit of its residents. The *West River Plan* provides a new model for urban living on Tampa's riverfront. Focused on over 1.3 miles of riverfront land west of downtown, the design defines new connections with the river and river life, weaving these rich experiences back into the adjoining neighborhoods and the city. Opening up the river, which runs from Downtown Tampa to Tampa Heights, for recreational use by the community, has been one of the City of Tampa's principal objectives over the past decade. Largely as a result of the City's focus and subsequent expenditure on the River. By developing a network of open spaces, parks, trails, infrastructure, mixed-income residential units and commercial sites that will create jobs, the project connects and anchors this unique riverfront area and guides a longer-term transformation with attention to equitable sustainable practices. The project will seek to mitigate environmental injustice by improving air quality through landscaping projects that absorb air pollution particulates and absorb noise pollution by placing a buffer between streets and residential areas. The project will also reduce toxicity and social concerns like crime by removing and redeveloping blighted properties all while retaining residents who have historically lived in West Town.

The project will conduct 6 meetings with area residents and partnering community organizations in order to drive redevelopment efforts and identify additional sites for inclusion in assessment activities following a Community Involvement Plan that will be developed under the grant. In addition, the project include a minimum of 28 Phase I assessments, 1 Generic Quality Assurance Project Plan and an estimated 10 Site-Specific Quality Assurance Project Plans and an estimated 2 Phase II Environmental Assessments. The West River City has been working with area residents to determine the best measures to take in this community. An overall desire from residents for access to more/better basic retail services, such as pharmacy

and food, healthcare and other basic needs that are sorely lacking.

i. Timing and Implementation

(a) Contractor procurement: Prior to grant award the City will secure the services of a professional environmental consultant experienced in brownfields redevelopment projects. Contractor procurement will comply with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). Project staff members, who are designated to serve as the Project Director and Technical Director, will schedule and plan public meetings upon notification of a Brownfields award. Within two months of consultant on-board the project team will coordinate with the District FDEP representative, the EPA representative, and the environmental consultant and hold the first project (kick off) meeting. The internal project team and consultant will meet *monthly* (and *quarterly* by conference call with FDEP and EPA) to review the project's progress to ensure the objectives and schedule are met. Then activities will commence within the first three months of an award agreement. City partners have had a great deal of success in gaining access to private and other property. Since priority properties are already defined (see section 2.a.iii, below), Phase I and II work should also start quickly with outputs in the first year. The Community Involvement Plan (CIP) will be updated with public input *by the end of month 4*. The accomplishments will be tracked and measured with the first quarterly report submitted *by the end of Month 4*, or earlier as required by the grant award document. We anticipate our consultant completing a Generic Quality Assurance Project Plan (QAPP) which will be submitted for EPA review *no later than month 4*. Site-specific QAPPS (Sampling Plans and Health & Safety Plans) will follow this timing. Cleanup and redevelopment planning (ABCAs) will be *initiated and completed in months 9 through 33* as sites are assessed, and priority determined. The Project Director with support from the experienced City team will keep track of project milestones and complete reporting (including through EPA's ACRES data-base), and will ensure final expenditures are made, all data is entered into ACRES, all project activities and reports are completed before the end of the 3-year project period.

(b) Site selection and prioritization: The West River City is in the rare and fortunate situation that all of the intended project area is within the jurisdiction of the City and the County, and 80% of the land is owned by the County. Prioritization has been set by previous development planning that was completed during the development of the *West River Plan*. The City will continue to engage the public and update residents on project progress.

(c) The City members have identified the owners of the priority site owners, and work has already begun to secure access to those properties.

b. Task Descriptions and Budget Table

i. Task Descriptions:

Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites:

29 ASTM-AAI compliant Phase I's @ \$3,500 each = \$105,000;

1 Generic Quality Assurance Plan (QAPP) = \$6,000;

10 Site-Specific Quality Assurance Project Plans @ \$3,500 each = \$35,000;

2 Phase II's @ approximately \$40,000 for each site = \$80,000;

Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).

Assessment total approximately: \$226,000 (\$146,000 Hazardous; \$80,000 petroleum)

Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce health & environment risks for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. Five Analysis for Brownfields Cleanup Alternatives (ABCAs) for an **approximate total of \$40,000** (\$30,000 Hazardous; \$10,000 Petroleum)

Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. In total, \$2,000 in travel funds is budgeted to local travel funds to public meetings and workshops. \$6,000 is budgeted for printing and media-based outreach. \$11,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – **task total of \$19,000** (\$14,000 Hazardous; \$5,000 Petroleum)

Programmatic Support – The City will directly oversee grant implementation and administration and, as necessary and in support of its activities. \$5,000 in travel expenses for attendance at national/ regional brownfields-related training conferences/workshops is planned. The City will secure contractual support through a competitive bid process to ensure compliance with EPA cooperative agreement terms & conditions. The City with support from the consultant will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$10,000 is budgeted for contractual program support. **The City will consider time and efforts of its employees in the project as in-kind leveraged resources. Task Total = \$15,000**

ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$1,000	\$3,000	\$4,000
Supplies	0	0	\$4,000	0	\$4,000
Contractual	\$146,000	\$30,000	\$9,000	\$7,000	\$192,000
Total	\$146,000	\$30,000	\$14,000	\$10,000	\$200,000
Petroleum Products					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$1,000	\$2,000	\$3,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$80,000	\$10,000	\$2,000	\$3,000	\$95,000
Total	\$80,000	\$10,000	\$5,000	\$5,000	\$100,000

c. Ability to Leverage (see attachments for verification): Because the West River City has spent considerable time and effort to date in redevelopment planning, the City has been able to garner considerable support. The City will **leverage \$13.5 million in the construction** of 160 affordable housing units in West River. Additionally, there are seven parks and recreation facilities in the neighborhood. Commencing in 2016, the 23-acre JBL Riverfront Park will undergo a major reconstruction to evolve into one of the great waterfront parks of Florida. The Park will be completed by mid-2018, and will bring an added attraction to the area. Furthermore, The City's project director, Ed Johnson, has been the Project Director for \$2 million of brownfields assessment grants and leveraged those dollars to bring about **\$400 million in public/private sector investment to the City.**

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: The purpose of this assessment project is to initiate a redevelopment plan created with community engagement that will restore the vibrancy to this neighborhood and bring opportunity for all through sustainable redevelopment. The City began its work to redevelop this area with a 2013 HUD Sustainable Communities grant, which required public involvement of area residents. This work laid the foundation for cooperative public involvement, which continues today. A strategy for redevelopment was formulated with public participation that included two public meetings and walking workshops. In addition, Tampa Housing Authority hosts weekly meetings in the area to update and inform housing residents about temporary housing and relocation until demolition and reconstruction can occur. These forums have allowed the agency to inform the public and gather input to date and such public input will be sought as the assessment project progresses. These meetings will be continued as outlined. A complete detailed Community Involvement Plan (CIP) for continued community involvement will be developed in the first two months of the assessment project and will include no less than six public meetings/education/planning workshops. Existing city-wide and county-wide information distribution channels will also be used to keep the greater Tampa/Hillsborough County community informed and supportive. Spanish language interpreters at meetings and Spanish-language communication tools will be implanted through the project life.

ii. Communicating Progress: The afore-mentioned meetings have allowed the partners to create a database of concerned residents that can be used to circulate information on upcoming meetings and distribute project updates. A web page will be created and updated throughout the life of the project. Links to the page will be sent to partner CBOs to distribute to members and followers. Social media, such as Twitter will be engaged to send meeting notices and to periodically drive visitors to the web page (in Spanish and in English). Cooperation with West Tampa Community Development Corporation (WTCDC), a grass-roots community-based organization, will allow the City to reach community members through word of mouth and through public updates at their meetings. The partnership with WTCDC will also be used to share project information with potential business partners. The planned community engagement strategy is considered appropriate and effective based on its success in the Sustainable Communities Grant leading up to this project, in part due to the work of the WTCDC. Community input will be used to adjust the strategy as the project progresses. Spanish-language communication tools will be implanted through the span of the project.

a. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: The City members have existing relationships with and will coordinate with the Florida Department of Environmental Protection (FDEP), both the central office in Tallahassee and the Southwest District Office, which is in Hillsborough County. FDEP has an important role in designating brownfields areas and approving specific brownfields sites for liability protection and multiple state tax incentives intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects. FDEP will assist in review and approval of petroleum site eligibility and will provide technical assistance as needed. Developers who plan to conduct cleanup activities will be directed to FDEP's brownfields voluntary cleanup program. The state will identify cleanup standards and other requirements and will oversee cleanup activities. The City will also coordinate with FDEP if needed to access the FDEP CERCLA 128(a) Site Specific Activities assistance, including limited source removal.

ii. Other Governmental Partnerships: As a City project, this project is well on its way to success with inter-governmental partnerships. The work done to date is testament to possible success of this project. Nonetheless, the City will also partner with the Hillsborough County Health Dept. in the evaluation of

brownfields data to determine potential health impacts and to determine adequate safety measures to take during subsequent cleanup activities. The City currently works with the County and Florida State DOT on roadway improvement, traffic reduction, transportation enhancements and redevelopment planning within the city boundaries and to secure grant funds to make these improvements. The 2013 HUD Sustainable Communities grant was used to create the *West River Plan*, which was completed in 2016.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

The following organizations will take an active role in educating area residents and redevelopment planning: these organizations will dedicate staff member(s) to participate in redevelopment planning and community education in the context of better serving their constituents and for the overall improvement of the West Tampa community.

Organization	Description and Assistance
West Tampa Community Development Corporation	For 20 years, this grass-roots CBO, comprised of residents and business owners, has worked to enhance the social, economic and physical infrastructure of West Tampa and is a trusted member of the community, so it will succeed in bringing residents to meetings and workshops. The group commits to assist in redevelopment efforts with plans to bring small businesses, business start-up assistance and workforce development training to the community.
Southeast Seminole Heights Civic Association	The association is formally recognized by the City of Tampa and works with residents and businesses to create positive change in communities within the area. It has committed to provide assistance with public outreach and education through its active email user group, website and Facebook page. The group will also commit dedicated members to advisory committees.
Florida Brownfields Assoc.	This nonprofit volunteer service organization is dedicated to advancing cleanup and redevelopment of brownfields in the state and will provide technical assistance and public education activities by presenting at local meetings.
Corporation to Develop Communities of Tampa	CDC will assist with outreach and environmental workforce training and will work with project contractors to create job opportunities for area residents
Habitat for Humanity Hillsborough County	HFH builds homes for those in need of affordable housing. HFH will assist the City in identifying potential redevelopment projects.
Northview Hills Civic Assoc.	NHCA supports resident through dissemination of information and representing the community to all levels and area of government. NHCA will support this project through public outreach, marketing and identification of potential redevelopment projects.
East Tampa Business and Civic Assoc.	This organization looks to better the East Tampa area through service and public engagement. The organization will support this project through participation in working committees.

ii. Letters of Commitment: Please refer to the attachments for copies of the letters.

d. Partnerships with Workforce Development Programs: *See attached letter.*

The City will partner with the Corporation to Develop Communities of Tampa, Inc. (CDC) as part of its EPA Environmental Workforce Development and Job Training grant to potentially hire graduates for the program, particularly if they live in or near the project area. CDC is targeting unemployed and underemployed residents with a focus on young adults and ex-offenders. CDC will train students and will assist in the placement of graduates. In addition, State Brownfields Area designation provides \$2,500 per job created to potential developers/employers. An Economic Development Incentive can be awarded to a company that creates five or more full-time jobs at or above the area median pay. The City will also partner with CareerSource Florida (area workforce development agency) and the AmeriCorps Vista program, to work with eligible area residents to find project-related, sustainable employment through job training/placement.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: West River is unique in Tampa given that it is a favorably located neighborhood whose developable land is almost entirely owned by four local governmental agencies (120 of 150 acres or 80%) who have joined hands to revitalize and redevelop the neighborhood. The master plan for revitalizing West River in Tampa provides a new model for urban living on Tampa's riverfront. Focused on over 1.3 miles of riverfront land west of downtown, the design defines new connections with the river and river life, weaving these rich experiences back into the adjoining neighborhoods and the city. Opening up the river, which runs from Downtown Tampa to Tampa Heights, for recreational use by the community, has been one of the City of Tampa's principal objectives over the past decade, largely as a result of the City's focus and subsequent expenditure on the River. By developing a network of open spaces, parks, trails, infrastructure, and a mix of uses, the project connects and anchors this unique riverfront area and guides a longer-term transformation for the community and the city as a whole. Improved walkability and transportation services will improve the health of residents through less sedentary lifestyles, remove barriers to employment while simultaneously creating jobs and supporting a cleaner environment. It is anticipated that new development from the West River Redevelopment will result in improved Stormwater management and surface water management protecting this drinking water source.

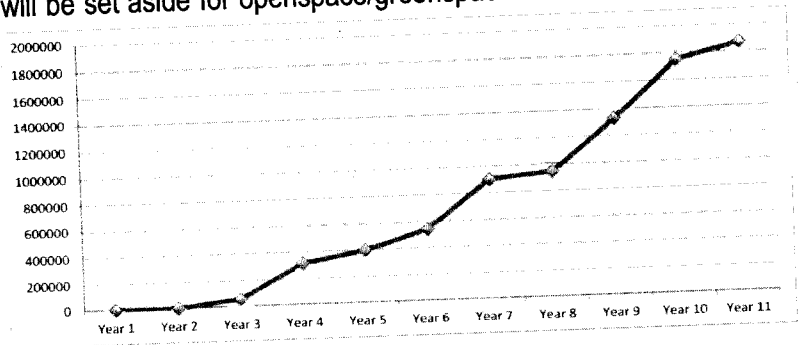
Of primary concern is contamination or the threat of contamination from hazardous substances from past agricultural, tobacco processing, aging housing and buildings, as well as potential petroleum sites in the West River community and in the City of Tampa. Identification and reduction in contaminant levels/threats will limit potential exposure and negative health effects (chronic respiratory and cardio-pulmonary diseases, neurological impacts, negative reproductive/neo-natal outcomes) particularly for sensitive populations in the project area. Assessment and any needed cleanup of soils and groundwater will reduce or eliminate exposure to hazardous chemicals and petroleum constituents to trespassers/passersby, through digging or other property disturbance, and any volatile constituents that may escape into homes and other buildings. Contamination will be identified and remediated using a method that causes the least possible inconvenience or risk to adjacent residents. Once these substances are assessed and, where necessary, are removed, the threats to residents will be greatly diminished to the benefit of all, including sensitive populations -- child-bearing women, children and the elderly.

In addition to jobs created and improved health benefits for area residents, the project will address the state of buildings and homes in the project focus areas. As previously noted many of the structures within the project areas are older and show some signs of deterioration, such as deteriorated roofs, cracks in walls, peeling paint, broken windows, unkempt yards, unmaintained landscaping, and broken and rusted chain link fences. Deterioration, as it exists now in the context and setting, will discourage long-term sustainability. The physical condition of the area and plethora of abandoned buildings contributes to crime by creating opportunities for vagrancy, drug activities and violence. These conditions pose threats to the residents of the project areas, and this project will lead to removal or remediation of these conditions. Overall improvement in the physical nature of the area (e.g., reduced crime) will reduce the negative impacts on welfare and resultant stressors on public health (e.g. depression). Furthermore, sustainable redevelopment will include enhanced transportation options that will have positive impacts on health, through improved walkability, improved physical environment of the area and homes

a. Economic and Community Benefits: Tampa is actively returning to a much more sustainable model for its downtown quality of life and economic future with a new found focus on diverse places to live and work, new partnerships and synergies with cultural and academic institutions and a renewed quality of life, focused on the Hillsborough River. Redevelopment will mean much needed jobs for the area. Project related jobs can mean short-term fixes for residents in need of work, and subsequent redevelopment will mean longer term solutions for residents in terms of business opportunities and interest in the area by employers and investors.

According to statements from the EPA, funded brownfields projects have inspired \$17.79 in investments for every EPA grant dollar expended and can increase property values 5.1% to 12.8% near sites upon completion of cleanup (<https://blog.epa.gov/blog/2014/07>). New transportation options will bring more commerce to the area, which not only improves the revenues for the City partners but also brings much need employment opportunities and improved access to fresh foods, medical and social services, and cultural opportunities.

Mixed-income development and new housing options will also bring benefit to West River. A number of studies link homeownership with various types of positive outcomes (Dietz and Haurin 2003). These outcomes include lower crime (Glaeser and Sacerdote 1999; Rephann 1999; Alba, Logan, and Bellair 1994), higher property values (Coulson, Hwang, and Imai 2003; Rohe and Stewart 1996), better building maintenance (Mayer 1981), more civic-minded neighbors (Rohe, Van Zandt, and McCarthy 2002; DiPasquale and Glaeser 1999; Rohe and Stewart 1996), and better educated and well-adjusted children (Harkness and Newman 2002; Rohe, Van Zandt, and McCarthy 2002) (Spelman, 1993). Hence, the City plans to dedicate 45 acres to the construction of mixed-income housing, including options to buy a number of properties in the area. Another 20 acres will be set aside for openspace/greenspace. This will not only improve the lives of current residents that will be given first priority to move into these new homes, but will also increase property values and property taxes for the City and County. The table provides an estimate of incremental tax revenue from the West River development assuming that the average unit is assessed at \$87,000 per unit (2015 dollars), and commercial space at \$125 per square foot. We have utilized current City/County millage and the Interlocal Agreement splits the incremental tax increment revenue resulting from development (*West River Plan*, 2016).



5. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. Audit Findings: The City of Tampa, as lead applicant and fiscal agent for the City, does not have any adverse audit finding relating to the administration of any grants. The FY 2015 audit was completed by Crowe Horwath LLP for the year ending September 30, 2015. No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls, compliance or any other matters. The fiscal year 2016 A-133 audit is ongoing and it is anticipated there will not be any adverse findings in the fiscal year 2016 audit.

b. Programmatic Capability: The City of Tampa and its partners have extensive experience managing federal grants and has managed several previous EPA Brownfields grants. The proposed FY 17 Brownfield Assessment Grant will also be managed by the Tampa Office of Planning, which will oversee day-to-day operations of the brownfield assessment work.

Project Director: Ed Johnson is currently Urban Development Manager for the City of Tampa and will serve as project director for the proposed brownfields project and has 14 years of experience in this role. He has a Bachelor of Science in Management from the University of Tampa. He has been the Project Director on \$2 million in brownfields assessment grants. Johnson will oversee the day-to-day operation of the grant project, including community outreach and reporting.

Financial Director: Ms. Sonya Little is Chief Financial Officer, Revenue and Finance Department, City of Tampa. She will oversee her staff that provides financial and administrative assistance for fiscal activities associated with this brownfields assessment grant to ensure compliance with EPA financial reporting requirements and other requirements of the terms/conditions of the brownfields assessment grants. Little offers 20 years of experience in varying areas of responsibility including investment banking and municipal finance.

Technical Director: Dan Fahey is currently an Engineer II - Supervisor for the City of Tampa Environmental Coordination Division and will serve as technical director for the proposed brownfields project and has 21 years of experience in this role. Dan received his bachelor's degree in mechanical engineering from the State University of New York College at Buffalo. He has coordinated the successful designation of 35 City of Tampa Brownfield Areas and has played a major role in the City's Brownfield Community Redevelopment Program since it was initiated in June of 2000. Dan will oversee the environmental consulting and technical brownfields activity.

The City will be responsible for the ensuring the procurement process meets all local, state and federal procurement requirements, including that **of retaining an environmental consultant to conduct all technical activities of the project.** Any contracts approved under this grant will be fully consistent with new federal procurement requirements, 2 C.F.R. 200 and USEPA's rule at 2 C.F.R. 1500. The City will issue an RFP to procure Brownfields consulting and environmental engineering services from a vendor to complete the tasks outlined in this application. The previous projects, while successful, only begin to assess the vast number of brownfield sites in the West River area.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The City will track, measure and evaluate progress in achieving outcomes, outputs and project results through data entry and use of the EPA ACRES database.

i. Outputs: The proposed project will seek to coordinate and to offer a minimum of six public meetings/outreach events that will include partner agencies and residents from the project areas during the three-year grant period. Once sites are selected and access is granted, then technical consultants will perform an estimated 28 Phase I ESAs; 1 generic QAPP; 10 site specific QAPPs; 2 Phase II ESAs; and reuse plans (TBD). The project team will also strive for successful management of grant activities, reporting and responsible management of grant funds.

ii. Outcomes: The overarching reasons for engaging with the public, creating viable and sound reuse plans, conducting assessment and possible future cleanup activities is to provide clean and safe properties for reuse in the West River community. The number of acres to be recovered will be determined, but the final goal is to create much-needed economic opportunities and safe and comfortable housing options as well as a secure neighborhood for sensitive populations.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. The City of Tampa was selected for an EPA brownfields multi-purpose pilot grant in FY 2012 for \$400,000 and an EPA Community Wide Brownfields Assessment Grant in 2013 for \$400,000.

Accomplishments: FY 2012: Funds were used to assess and clean up the Encore Retail Expansion site located at 1103 N. Nebraska Avenue, which had multiple past commercial/industrial uses. Grant funds were used to conduct and report on geophysical, soil, and groundwater investigations of the site. Cleanup grant

funds were expended for a cleanup plan, clean up source material at the site, and for engineering and institutional control documents as well as 13 Phase I ESAs; 5 Phase II ESAs; and 1 Supplemental Phase II ESA. 10 monitor wells were installed and sample throughout the site, and no groundwater impacts were encountered. A total of 1,713.3 tons of impacted soil was ultimately removed from the site, with the site backfilled with clean fill material. Conditional site closure was issued in November 18, 2016. There has been a conceptual site plan submitted to construct a 25,000 SF Medical Clinic and retail store on this site.

FY 2013: The City also received a \$400,000 Assessment grant for hazardous substances and petroleum sites with a target to conduct 28 Phase I and eight Phase II environmental site assessments within the East Tampa Community Redevelopment Area and adjacent Expanded Urban Core.

2. Compliance with Grant Requirements: The City complied with work plans, schedule and terms and conditions. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA ACRES database. All funds were expended and all necessary reports have been completed on-time. The FY 12 grant activities came to a successful close in September 2015. The FY 2013 grant closed on September 30, 2016.

Appendix 3
Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Tampa, Florida

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

NOT APPLICABLE

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, and see attachments
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	6

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/15/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Tampa, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

591101138

*** c. Organizational DUNS:**

0590718600000

d. Address:

* Street1: 306 E. Jackson Street

Street2:

* City:

Tampa

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 33602-5208

e. Organizational Unit:

Department Name:

Revenue and Finance

Division Name:

Grants Office

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Ed

Middle Name:

* Last Name:

Johnson

Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 813-242-3806

Fax Number:

* Email: Ed.Johnson@tampagov.net

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

*** Title:**

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY17 Tampa Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-14

* b. Program/Project

FL-14

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Bob

Middle Name:

* Last Name:

Buckhorn

Suffix:

* Title:

Mayor

* Telephone Number:

813-274-8251

Fax Number:

* Email:

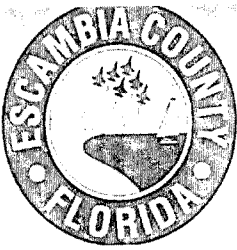
Bob.buckhorn@tampagov.net

* Signature of Authorized Representative:

Carolyn Weaver

* Date Signed:

12/15/2016



R04-17-A-017

Board of County Commissioners • Escambia County, Florida

Tonya Gant, Director
Neighborhoods & Community Services

December 10, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

Escambia County, FL is pleased to submit the enclosed application to the FY 17 US EPA Brownfields Program for a community-wide assessment grant in the amount of \$300,000 (\$150,000 for Hazardous Substances and \$150,000 for Petroleum).

a. Applicant Information: Escambia County, Florida

b. Funding Request:

- i.* Grant type: Assessment
- ii.* Assessment Type: Community-wide
- iii.* Funds requested: \$300,000
- iv.* Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000

c. Location: Escambia County, Florida

d. Property Information: Community-wide

e. Contacts:

- i.* Project Director
Clara Long, CRA Division Manager,
221 Palafox Place, Suite 305, Pensacola, FL 32502. Phone: 850- 595-3596
- ii.* Highest Ranking Elected Official
Douglas Underhill, Chairman, Board of County Commissioners, Escambia County
221 Palafox Place, Suite 400, Pensacola, FL 32502 Phone: 850-595-4930

f. Population

- i.* Population: 304,099
- ii.* Target area population: 6,864

- iii. Persistent poverty county: No
(American Community Survey 2014; ERS County Typology 2015)

Added to weight of past damage from Deepwater Horizon and past events and conditions are present in Escambia County that prevent the local governments or the state from adequately addressing the brownfields issues without support from the federal government: these conditions include a low-income population; job losses; and an above-average number of natural disasters. Barracas, Palafox, and Brownsville struggle to provide basic services, while it is the role of the County to provide assistance, Escambia has been overwhelmed by natural disasters and economic setbacks.

The requested funds will provide the resources needed for brownfield assessments within the County's Community Redevelopment Areas (CRAs) that adjoin the City of Pensacola and represent the county's high-density, urban mixed-use industrial, commercial, and residential core. Economic decline and heavy industry in these CRAs have resulted in more than 1,800 vacant sites with suspected contamination, most of which are located near or within residential zones. Through these proposed efforts, the County hopes to enhance human health, the environment, and the economic vitality of this area. Escambia County appreciates the opportunity to apply for FY 17 EPA Brownfields Assessment funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Glenn Griffith
Escambia County
Brownfields Coordinator



1. Community Need

a. Targeted Community and Brownfields

i. Community Description: Escambia County is located in the extreme Northwestern part of the Florida, bordered on the west and north by Alabama, on the east by Santa Rosa County, and on the south by the Gulf of Mexico. The County encompasses approximately 876 square miles with 218 square miles of water area. Escambia is one of Florida's two original counties and is the oldest European settlement in the United States. In 1825, President John Quincy Adams established a navy shipbuilding yard in Escambia that has been in operation ever since. Naval Air Station Pensacola is home to the Blue Angels and is primarily dedicated to the training of Navy, Marine Corps, and Coast Guard personnel in naval aviation. The military is a large factor in the area's economy. Navy and Air Force expenditures, including construction have historically accounted for nearly half the total payroll in the Pensacola metro area.

Escambia's location and natural resources brought forth such industries as: fishing, timbering, lumber processing, paper mills, manufacturing and chemical plants. The area's water resources, including Pensacola Beach, Navarre Beach, Perdido Key, Escambia River, Blackwater River, and numerous bays, lakes and tributaries are one of the most widely known local attributes. Proximity to the Gulf and Escambia's location on Florida's Panhandle result in as a major tourist destination and an economic driver for the County. The tourism sector employs approximately 22,300 in the leisure and hospitality industry with accommodations and food services representing 12.7% of the area workforce. The area's water based attractions were negatively impacted by the 2010 BP Deepwater Horizon Oil Spill, which is still apparent in the local economy.

Escambia County has nine (9) Community Redevelopment Areas. Based on the size of the community, severity of need, potential impact, and individual Redevelopment Plans, three have been prioritized for brownfields assessments: Barrancas, Brownsville, and Palafox. The **Barrancas Redevelopment Area** is located in West Pensacola. Barrancas Avenue is classified as a minor arterial street and commercial uses along this corridor are mixed. As a result of the relocation of the Bayou Chico Bridge in 2000, commercial properties along Olde Barrancas Avenue relocated or were forced to shut down. Many of the vacated properties are currently underutilized due to the size of the lots and conditions of the existing structures. Nearly ninety-eight percent (98%) of the existing housing in the area is in "fair" or "poor" condition, which facilitate areas for unsavory activities. These conditions along with the overgrown properties have facilitated illegal activities which is a major factor to blight in the area. The **Brownsville Redevelopment Area** dates back to 1908 and is a historical community that once served as the home and thriving business district for West Pensacola. The district, which abuts two other CRAs, offers a wide array of commercial and retail uses but is inundated with a disproportionately high percentage of dilapidated houses which contributes to the high crime rates within the community. Nestled between the Brownsville CRA to the south and the Palafox CRA to the north is the **Palafox Community Redevelopment Area**. It abuts another CRA to the north and is a mixed use community from residential to retail/commercial and general industrial uses, ranging from a fertilizer manufacturer to former service stations, all of which have resulted in multiple leaks.

ii. Demographic Information: The 3 targeted CRAs range in size and demographics but share a few common denominators – high crime and high brownfields impacts. As the table below indicates, all of the targeted CRAs have homeownership rates significantly below county and state averages. A high percentage of rentals and vacancies leads to abandoned building and blight, which feeds undesirable activities; Pensacola is the 6th most dangerous small city in the country in terms of crime. While the table below clearly indicates high poverty areas, an additional



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indicator of poverty is the percentage of students receiving free or reduced school lunches. In the state of Florida 57.6% receive the benefit, while in Escambia County the rate is 61.6% (febp.newamerica.net). Also worth noting is that while the median income in Brownsville seems high, the median income for African-American households is only \$20,893 (American Community Survey, 2014).

Table 1: Demographics	Barrancas CT 22	Brownsville CT5	Palafox CT17	Escambia County	Florida	USA
Population	3,129	1,411	2,324	304,099	19,361,792	314,107,084
Children	743 (23.8%)	295 (20.9%)	600 (25.8%)	64,272 (21.15%)	4,562,573 (23.6%)	79,543,013 (25.3%)
Female	1,558 (49.8%)	780 (55.3%)	1,367 (58.8%)	153,043 (50.3%)	9,897,141 (51.1%)	159,591,925 (50.8%)
Minority	854 (27.3%)	483 (34.2%)	1,127 (48.5%)	93,468 (30.7%)	4,614,596 (23.8%)	82,257,371 (18.5%)
African-American	595 (19.2%)	435 (30.8%)	1,099 (47.3%)	66,834 (22%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic	128 (4.1%)	55 (3.9%)	139 (6%)	15,581 (5.1%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Poverty Rate	32.1%	18.9%	39.6%	17.1%	16.7%	15.6%
Unemployment	18.8%	7.9%	27.2%	6.3%	6.5%	5.8%
Per Capita Income	\$17,288	\$19,007	\$12,300	\$24,014	\$26,499	\$28,555
Median Income	\$30,781	*\$48,417	\$21,004	\$44,883	\$47,212	\$53,482

Source – American Community Survey 2014, census.gov

iii. **Brownfields and their Impacts:** Under Florida law, Community Redevelopment Areas (CRAs) are designated by local governments. The 3 selected CRAs offer a range of urban environments from waterfront settings to industrial areas and are served by numerous major commercial corridors. The industrial and commercial history of the 3 CRAs exhibits moderate to heavy industrial operations over the past seventy-five years. As a result, the CRAs have numerous documented or suspected contaminated properties and perceived significant soil and groundwater contamination of various origins. The following statistics given are based on queried data within the Pensacola city limits only; the CRAs represent the commercial/industrial core of the county and contain a disproportionate number of the below mentioned concerns:

Table 2: Regulatory Listings for Pensacola	#	Source (accessed November 2015)
Registered Storage Tank Facilities	962	FDEP/Div. of Waste Manag./Storage Tank Div.
Storage Tank Sites with reported discharge(s)	380	FDEP/Div. of Waste Manag./Storage Tank Div.
Underground Storage Tanks Sites	260	FDEP/Div. of Waste Manag./Storage Tank Div.
Aboveground Storage Tanks	244	FDEP/Div. of Waste Manag./Storage Tank Div.
Solid Waste Landfill	9	FDEP & Escambia County
CERCLIS Sites	25	EPA Envirofacts
RCRA Small Quantity Generators (exempt)	348	EPA Envirofacts
Leaking USTs Recorded (# of sites)	286	Homefacts.com/Florida/Escambia/Pensacola
ASTs (# of sites)	68	Homefacts.com/Florida/Escambia/Pensacola
UST Sites	237	Homefacts.com/Florida/Escambia/Pensacola

The EPA's 2007 Toxic Release Inventory ranked Escambia as 10th out of 3,000 counties nationwide in total quantity of TRI releases, a remarkable figure considering that the EPA has made considerable efforts here. In addition, a 2009 national study found that Pensacola had the nation's worst drinking water in terms of contamination. This assessment project will be solely focused on the three identified CRAs located in the southern/central portion of Escambia as described above. Examples of the types of projects found within the four CRAs include, but are not limited to the following priority communities:

Barrancas – At 3100 Barrancas Avenue/Old Barrancas Avenue Corridor, there are three contiguous parcels, for a total of 3.26 acres, zoned commercial. The parcel includes a former



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petroleum, chemical, and crude oil terminal; it is currently vacant. There is a previous superfund site in the area, the Escambia Wood Treating Company; Creosote, PCP, PAHs and dioxin were the primary contaminants identified on the property as a result of State and Federal assessments. Petroleum, Waste Oil, and Chemical Crude Oil were found in the water.

Brownsville - 1804 North M Street, is a vacant residential property, 0.13 acres, zoned multi-family. It is targeted for reuse as multi-family housing development. There is strong potential for asbestos and lead based paint.

Palafox – This CRA is home to Agrico Chemical (Fertilizer Manufacturing), Escambia Wood Treating Co (Wood Preserving), multiple former automobile and battery recycling facilities, multiple former gasoline service stations, old dry cleaning facilities, and the CSX Railway Corridor. The original operations by Agrico included the production of sulfuric acid from pyrite (iron sulfide). Wastewater resulting from the processes was discharged to four un-line on-site ponds. Environmental investigations revealed soil and on-site surface waters contaminated with elevated levels of fluoride, arsenic and lead. Groundwater impacts included fluoride, arsenic, chloride, sulfate, nitrate/nitrite and radium 226/228. Projects likely to be included in this assessment grant include (but are not limited to) the following 3 superfund sites: 1) 3241 N. Palafox Street, Former Scrap Metal Salvage Yard, 6.73 acres zoned Light Industrial. It is currently vacant and targeted for redevelopment into municipal or commercial space, previous PHI ESAs identified metals as the main contaminant of concern (assessment is needed to delineate extent of contamination). 2) 3243 N. Palafox Street, Former Scrap Metal Salvage Yard, “Viking Land Holdings” 0.67 zoned Light Industrial. Currently vacant, it is targeted for redevelopment into municipal or commercial space, previous PHI identified metals as a contaminant of concern. Assessment is needed to further delineate extent of contamination. 3) 2013 N. Palafox Street, Concord Custom Cleaners, zoned commercial, currently in the state’s Dry Cleaning remediation program but ineligible for funding.

b. Welfare, Environmental, and Public Health Impacts Community

i. Welfare: While Florida’s population density is a roomy 378 persons/square mile and Escambia County is 449 people/square mile, it is far more crowded in Brownsville (Census Tract 5) with 2,927/square mile. Similarly, Palafox (CT17) is 1,355/square mile and Barrancas (CT22) is 2,575/square mile (ACS, 2014). These are densely populated areas surrounded by brownfields. Two major highways border Brownsville and in Barrancas just over 70 percent were built in 1950 or earlier (Barrancas Redevelopment Plan, 2011). Houses built before 1950 tend to contain paint with high levels of lead, which can cause damage to the brain and nervous system. Babies and children are especially sensitive to these effects. Lead also increases the risk of miscarriage, stillbirth and low birth weight (Physicians for Social Responsibility, www.psr.org). Many of these properties are vacant with in-fill housing a noted priority in the Palafox Redevelopment Plan; only 3.2% of the houses in this area were found to be in “good” or “excellent” shape.

Residents of these areas also suffer from a lack of greenspace and high crime. There are only 2 small (less than one acre) parks in the Barrancas CRA. There are 8 in Palafox but they are plagued by security concerns (Palafox Redevelopment Plan, 2007). Crime is a real issue; as the crime rate fell across Florida it continues to increase in Escambia County (Florida Department of Law Enforcement, 2015 Semi-Annual Uniform Crime Report). The report shows Florida’s crime volume dropped 2.2 percent compared to the first six months of 2014, but increased 2.6 percent in Escambia County. It’s even worse in our targeted areas – Pensacola is ranked 5 for safety (with 100 being the safest); this means that it is safer than only 5% of the cities in the US.

ii. Cumulative Environmental Issues: Escambia County is bordered by the Perdido and Escambia Rivers, and the Perdido, Escambia, and Pensacola Bays, and numerous bayous and inlets, all of



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which empty into the Gulf of Mexico. These water bodies provide recreation and sustenance for the community. Recent studies demonstrate that these water bodies have been contaminated for years: **“For PCB mass concentration five sites out of seventeen exceed the Probable Effects Level and an additional eight exceed the Threshold Effect Levels.”** (*Sediment and Water Pollution in Bayou Chico, Pensacola*, UWF, 8/2006). The County is 876 square miles, 218 miles of which are water – water that is part of a fragile ecosystem in recovery from the BP Deepwater Horizon oil spill and historical uses. Given the impact that the spill had on the local economy in terms of the fishing and related industries and the tourism sector, the County cannot afford for a large economic sector to be continue to be of concern.

Escambia County witnessed visible changes in air and water quality, resulting in massive fish kills in the Pensacola Bay during the late 1960s and early 1970s. By the 1970s, Pensacola had experienced two decades worth of industrial plants dumping waste into rivers and bays, and poor or no mitigation of sewage disposal into rivers and bayous on the part of local municipalities. The Escambia Chemical Company, a fertilizer manufacturer, along with American Cyanamid, (now a Monsanto Company), and the Container Corporation of America were operating along the Escambia River from the 1950s through the 1970s. Other companies operating in the area included American Creosote Works (Barrancas CRA). Creosote is a wood preservative, comprising a mixture of hundreds of chemicals applied to wood pilings, telephone poles, railroad ties, etc., Agrico Chemical Company (Palafox CRA), a fertilizer company, and the Escambia Treating Company (which used creosote to treat wood) both used a significant amount of chemicals on their properties that later resulted in their designation as Superfund Sites (Forbes, Jessica. *In-Weekly*, 11/14). In addition, there are four (4) sites listed on the EPA National Priorities List.

A quote from a study of the Palafox CRA, conducted by Partnership for Environmental Research and Community Health (PERCH) stated **“Key Findings:** elevated cancer and non-cancer risks due to mobile sources are ubiquitous in the Pensacola area with higher risks generally along more highly traveled roadways, arising from the emissions of formaldehyde, benzene, and butadiene from cars and trucks, risk diminishes by several orders of magnitude a few hundred meters off the roadway. **Implications: residential and other populated areas immediately adjacent to busy roadways may incur significantly elevated cancer and non-cancer risks.”**(PERCH, Air Quality Final Report, December, 2007). Similarly, as mentioned earlier, a national study found that Pensacola had the dubious distinction of having the nation’s worst drinking water with 21 chemicals that exceeded health guidelines, including radium, lead, benzene and carbon tetrachloride (*Worst Groundwater in the Nation*, 2009). Another 202 chemicals with no mandatory safety standards were found in water supplied to approximately 132 million people in 9,454 communities across the country. These “unregulated” chemicals include the toxic rocket fuel component perchlorate, the industrial solvent acetone, the weed killer metazachlor, the refrigerant Freon and radon, a highly radioactive gas (Environmental Working Group, 2009).

iii. Public Health Impacts: As the following data tables clearly indicate, the health impacts on the targeted areas from decades of exposure to brownfields and contaminants have been severe. Escambia ranks 59th (of Florida’s 67 counties) for health outcomes; please note that **every negative health indicator on the below table is higher than state averages** (Florida Charts; RWJ County Health Rankings).

Health Indicator	Escambia County	FL
Adults who currently smoke	22.6%	17.1%
Stroke age-adjusted death rate/100,000	48.3	31.3
Colorectal cancer age-adjusted death/100,000	15.5	14.1
Prostate cancer age-adjusted death/100,000	20.2	17.8



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Health Indicator	Escambia County	FL
Adults who have been diagnosed with asthma	10.6%	8.3%
Premature births (<37 weeks)/ 1,000 live births	16.2	13.9
Low birth weights (<2500 grams)/ 1,000 live births	10.0	8.6
Neonatal death rate/1,000 live births	4.8	4.1
Breast cancer age adjusted incidence rate/100,000	116.5	113.4
Breast cancer age-adjusted death rate/100,000	22.8	20.4
Heart Disease age-adjusted death rate/ 100,000	183.8	153.9
Diabetes Age adjusted death rate/100,00	26.2	19.6

Health rates amongst sensitive populations, such as pregnant women and their infants, also demonstrate significant health risks in Escambia County. In addition, **14.4% of the population is aged 65 and over and nearly 20% of women are in their child-bearing years** (census.gov). These facts are statistically significant and troubling given the historic trend of environmental neglect prior to the 1990's. Given the large minority population, the large number of sensitive populations, the high poverty rate and the low family income statistics for Escambia County, plus the numerous environmental insults the residents have experienced and continue to experience, environmental justice concerns are definitely present.

The 3 CRAs consist of residential parcels intermixed with former industrial sites. The following table illustrates industries present in the CRAs and their potential impacts. The impacts result from contaminants of concern associated with the types of industries present in the CRA's; all of these industries have historical uses directly in the targeted neighborhoods. This means that residential housing is interspersed with vacant abandoned commercial buildings that were used as car washes, dry cleaners, or manufacturers. Specific businesses present within those industries include: Automobile and Battery Salvage, Fertilizer Manufacturing, Petroleum Gasoline Stations, Chemical / Crude Oil Transport, Dry Cleaning, Creosote/Lumber Treating, Asbestos and Lead Based Chemicals, and Methamphetamine Labs as a result of the excessive vacant housing stock.

Industry	Contaminants of Concern	Human and/or Environmental Impacts
Ductile Iron Works	Chromium, Nickel, Manganese, Silicon Dust	Air pollution; Lung and nasal cancer, silicosis, siderosis, dermatitis, central nervous system disorders, eye irritation
Paper Mills	Chlorine, Chlorine Dioxide, Ozone, Sodium Hypochlorite, Calcium Hypochlorite, Phenols	Possible air and drinking water pollution, airway dysfunction/chronic inflammation of airways, bronchitis/bronchopneumonia, corrosive injuries to mouth and throat; skin burns, liver damage, irregular heartbeat
Hospitals	Chlorine, Dioxins, Phthalates, Mercury, Triclosan, PBDEs	Possible air pollution, airway dysfunction/chronic inflammation of airways, bronchitis/bronchopneumonia
Lumber	Copper Chrome Arsenate, Benzene, Flourene, Phenols, Heavy Metals	Water pollution; Nose, throat and skin irritation, nervous system damage, nausea, vomiting, abnormal heart rhythm; bone marrow cancer, leukemia, anemia; skin burns, liver damage, irregular heartbeat

Sources: EPA Report EPA-821-R-06-016; CDC State of the Sector – Healthcare and Social Assistance, 2009; asamacm.com, cdc.com

Finally, a health screening profile of residents and workers within the **Palafox CRA, which is the location of several abandoned industrial sites side by side with housing**, illustrates the increased prevalence of disease, particularly cancer:

Comparative Health Profiles			
Disease	Palafox CRA Average	National Average	Florida Average
Cancer ¹	14%	3.5%	Unavailable
Diabetes	21.1%	7.2%	8.5%
Hypertension	57%	24%	27.9%

¹Includes lung, breast, colon, prostate and skin cancers;

This Health Screening Profile of Residents and Workers Exposed to the Escambia Wood



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Treatment Co. Superfund Site in Pensacola Florida, (provided by the Escambia County Health Department) provides glaring evidence that clearly demonstrates the severe state of environmental degradation within the targeted communities. For example, a study conducted by Partnership for Environmental Research and Community Health (PERCH) in May 2007 showed that Toxicity Equivalence Levels (TEQ) for Dioxin/furan in children exceeded state Soil Cleanup Target Levels (SCTL) in half of the samples tested along a major corridor within the Palafox CRA: **"PCBs are a ubiquitous component of Bayou sediments and together with the dioxins/furans they are likely to present a hazard to human health due to their potential for bioaccumulation in seafood.** Their presence has been confirmed in Bayou Chico seafood by a related Partnership for Environmental Research and Community Health (PERCH) study." The PERCH study emphasized health implications which focused sampling on public places such as parks, playgrounds and sports fields where most interaction takes place between people and soils. This was further confirmed by the 2009 study that found Pensacola had **the worst drinking water in the nation.**

c. Financial Need

i. Economic Conditions: The general economic downturn, combined with ongoing impacts of the BP Oil Spill, local housing foreclosures, declining property values and a series of natural disasters, have wreaked havoc on the local economy and the local housing/construction industry. Much of the local housing stock that is for sale within the lower income price ranges is generally comprised of older homes that need significant rehabilitation and modernization. In February 2016, several EF3 **Tornados** hit Escambia County **destroying over 300 homes**, including a two-mile swath of destruction across the project areas. Safety risks in these neighborhoods are pervasive with \$18.45 million in damage and another \$3.45 million in damage surrounding the project area.

According to City-Data.com the average number of disasters for a US County is 12 in a ten-year period. The average for Escambia County is 21. Millions of dollars of damage have wreaked havoc on the finances of the government and moreover to individuals and families. In 2014, the National Weather Service estimates that more than 25 inches of rain fell in 24 hours in Escambia County – the highest amount of rainfall recorded since 1879, with the heaviest rains soaking the urbanized areas of the county, south of Well Line Road and the three target areas. In all, the floods caused an estimated **\$90 million in damage** to the county's infrastructure and facilities. Damage was done to 2,318 infrastructure sites.

Added to weight of past damage from the Deepwater Horizon Oil Disaster and past events and conditions are present in Escambia County that prevent the local governments or the state from adequately addressing the brownfields issues without support from the federal government: these conditions include a low-income population; job losses; and an above-average number of natural disasters. Barracas, Palafox, and Brownsville struggle to provide basic services, while it is the role of the County to provide assistance, Escambia County has been overwhelmed by natural disasters and economic setbacks.

ii. Economic Effects of Brownfields: These afore-mentioned disasters damaged or demolished many commercial and residential buildings within the CRAs that remain unrepaired and/or vacant and abandoned, with numerous suspected possible unreported contamination releases, pollution run-off into local waterways and potential leaching into drinking water sources. Previous County zoning regulations allowed for residential development right next to industrial sites. Unfortunately, in most communities within the County this open zoning means that sensitive populations, such as minorities, low-income households, families with women of child-bearing years, as well as children and the elderly are living next to polluting sources, which causes concern in terms of both health and economy.

Reduced business revenue makes recovery from natural and man-made disasters very difficult



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for local businesses. Brownfields continue to be created in Escambia County through job losses and plant closures. **1,966 jobs were lost due to these factors in Pensacola alone from 2010 to 2014**, including 80 layoffs at Marianna Air-motive, a local manufacturing plant in one of the targeted communities (www.floridajobs.com). Companies like Kmart, and Publishers Circulation Fulfillment, Inc. which closed, have the potential to leave large warehouse-sized shells behind with few prospective employers to take their places. In the current reality of military base closures, potential for closures or significant reductions in personnel at area installations is always a concern for the local economy.

Further exacerbating this reality, economic conditions, such as low property value and low per capita income, result in a significantly reduced tax base for local governments and Escambia County, leaving the County with little resources to correct problems with industrial contamination if the polluter is no longer in business or is unable to remedy the situation. In FY2008, Ad Valorem, otherwise known as real estate taxes were the greatest source of revenue for the County accounting for about 37% of the County's total operating revenues or \$133,791,557. **Ad Valorem taxes are still the greatest source of revenue for the County, but that value has dropped by more than \$30 million in five years.** In 2013 those tax revenues equaled \$100,907,115, now just 31% of the County's total operating revenues. The County predicts less than 1% of an increase in those revenues in the next fiscal year. The total ad valorem tax rate stayed flat at 7.661% for FY2015. These combined factors directly lead to community disinvestment, causing increased blight, which perpetuates the cycle, ultimately reducing the tax base and burdening the County. The CRAs have extreme poverty and low per capita income; there are a lack of local job opportunities and the area has pervasive crime, blight, and disinvestment are seen throughout the 3 target areas.

2. Project Description and Feasibility of Success

a. Project Description, Timing, and Implementation

i. Project Description and Alignment with Revitalization Plans: Nine Community Redevelopment Areas have been designated by Escambia County under Florida Statutes (F.S.) Chapter 163, Part III, comprising a total area of approximately 25 square miles of unincorporated Escambia County. The three designated redevelopment districts targeted here - Barrancas, Brownsville, and Palafox – each have their own CRA plan. These CRA plans each describe redevelopment plans and status as well as future land use goals. As just one example, the Barrancas Redevelopment plan cites crime as a major concern that was discussed at multiple public meetings. As such, the plan includes this strategy – “The CRA will continue to utilize and encourage the private use of Crime Prevention through Environmental Design (CPTED) standards to correct security problems related to site elements such as lighting and vegetation” (p11, 2011).

Phase I ESAs will be conducted in accordance with the EPA's All Appropriate Inquiry (AAI) Final Rule and ASTM E1527-13. The information collected will be assessed to determine eligibility for the Phase II ESAs. A number of the proposed sites were previously identified (but not assessed) during the 2009 and 2010 EPA Assessment Grant awards. Environmental assessments conducted under this project will be performed by the selected qualified contractor in accordance with local, state, and federal rules and guidelines. Additionally, a Quality Assurance Project Plan (QAPP) and Health & Safety Plan will be prepared for all sites prior to Phase II ESA activities. Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites.

i. Timing and Implementation

a) Contractor Procurement - The County will contract with a qualified environmental services and engineering firm for technical assistance. Contractor procurement will be completed no later than four months after grant award in full compliance with state and federal guidelines, 2 C.F.R.



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200 and EPA's rule at 2 C.F.R. 1500. The Escambia County Neighborhood and Environmental Services Department, Community Redevelopment Agency will serve as the overall grant manager and will monitor the services of the professional consulting firm in compliance with all federal and state procurement regulations. The County will complete this project within the three-year time frame. A tentative workplan schedule is: **Months 0-4, (and as approved by EPA, prior to award):** Grant award; Workplan revisions submitted within 60 days; Request for Proposal for contractor; Contractor selected; Consultant contract executed; Hold individual Kick-off meetings with County representatives, the EPA, and FLDEP; Initial meeting with CBOs and public; Quarterly Reports; Revisit reporting protocol with staff; Brownfields conference; Establish preliminary training schedule. **Months 4-24:** Site Selection Priority Process established and implemented; Site Inventory activities; Phase I activities initiated on high priority sites; Endangered Species Act and National Historic Preservation Act assessments are initiated; ACRES forms are completed within 30 days of site ID or grant execution; QAPP and SAP submitted to EPA/State; Assess to ensure on target to meet set year end goals; Phase I reports are being finalized/ACRES forms are being update; Phase II planning beings; Sampling & Analysis Plans (SAPs) submitted to EPA/State for each property; Begin clean-up planning on sites where cleanup funds may be desired; Submit to EPA/State of FL for review; Begin securing financial support for cleanup. **Year 3:** Final expenditures to be made; Final activities completed; final data and reports; ACRES input finalized; Closeout and final reporting.

b) Site Identification Process - Escambia County will use the 3 CRA plans along with the following criteria in site selection process: Extent of public health, safety and environmental issues; Availability and reuse of existing infrastructure; Possibility for pollution prevention and sustainable development; Community support; Potential for Greenspace preservation; Potential to rectify Environmental Justice issues.

Based on CRA needs, some potential sites have already been identified based on previous brownfields activities: Iron Triangle (Palafox CRA); 1804 M Street (Brownsville CRA), 1420 W. Hernandez Street (Englewood CRA), and 3100 Old Barrancas Avenue, and 3100 Barrancas Avenue (both in Barrancas CRA). all in Pensacola. Additional sites from within the CRAs will be selected for ESA activities through a process involving prioritization by the Brownfields Advisory Board using the criteria mentioned above with input from the Public and property owners and potential developers. The County receives public suggestions throughout each year for potential brownfields candidates. Phase II site selection and Cleanup Planning will be based on the results of the previous phase of work as well as outcomes of the Phase Is. This proposed project will allow the County to work with the 3 CRAs to investigate more self-identified sites.

c) Site Access - The County will negotiate access agreement with property owners that have not been secured prior to the signing of the grant agreement with EPA after the initial six months of the program. The County has its own legal team that can assist with securing the standard agreements. The CRAs will also work with community development partners to secure pro bono legal advice for disadvantaged property owners in order to ease their fears of participation.

b. Task Descriptions and Budget Table

i. Task Descriptions

Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: Ten (10) ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000; One (1) Generic Quality Assurance Plan (QAPP) @ \$6,500, five (5) Site Specific-QAPPs @ \$3,500 each for a total of \$17,500; Five (5) Phase II's @ an average cost \$32,200 for each site for a total of \$161,000. Assessment total approximately: \$220,000 @50% petroleum/50% hazardous substances). Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s). Phase I/II



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funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision and goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes \$40,000 has been earmarked for this project task. (@50% hazardous substances/50% petroleum).

Outreach – Develop/maintain strategic partnerships and update the existing Escambia County Brownfields Community Involvement Plan; disseminate information/comments to/from community and stakeholders, host community meetings. \$8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. \$4,000 is budgeted for printing. \$14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – totaling \$26,000. (@50% hazardous /50% petroleum).

Programmatic Support – The County will directly oversee grant implementation and administration and, as necessary and in support of its activities. The County has secured contractual support to ensure compliance with EPA cooperative agreement terms & conditions. The County will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$14,000 is budgeted for contractual program support. **Escambia County will consider time and efforts of its employees in the project as in-kind leveraged resources.**

ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Petroleum Products					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Grand Total	\$220,000	\$40,000	\$26,000	\$14,000	\$300,000

c. Ability to Leverage: By establishing Community Revitalization Areas, the County is encouraging private sector reinvestment, promoting economic development and providing public sector enhancements. Several incentive programs are available and include: Jobs Credit for Corporate Income Tax; Jobs Credit for Sales Tax; Business Equipment Sales Tax Refund; Building Materials Sales Tax Refund; Sales Tax Exemption for Electrical Energy; Community Contribution Tax Credit (CCTC) Program. Florida ranks 5th in the Tax Foundation's 2013 State Business Tax Climate Index, which compares areas of taxation that impact business. Florida's VCTC tax credit



Escambia County, Florida
FY17 US EPA Brownfields Assessment Grant Application

program provides a 50% tax credit on cleanup and other eligible environmental costs – plus additional 25% bonuses upon the completion of cleanup.

The CRA program uses a combination of Tax Increment Financing, Community Development Block Grant and other grant funding sources and partnerships to finance its programs and initiatives, which will be leveraged in this project. **CDBG funds will be leveraged** in terms set out in the *Five Year Escambia Consortium Consolidated Plan*, and the local CRA plans, which encapsulate long range local affordable housing and community development needs. One example of this is recent CDBG funds used to renovate Aviation Field Park within the Palafox CRA.

Escambia has a successful track record of leveraging upon which to build, including recent construction on Mahogany Mill Boat Ramp (within the Barnacas CRA), a 2.82 acre parcel redesigned as a public boat ramp with a large public gazebo, portable toilet facility, tie down area, sanitary pump-out station, and an educational kiosk. Eco-friendly materials/products were used, including pervious concrete for the parking area, sanitary pump-out station and an oil/water separator drain system to capture bilge from trailered boats. **The joint construction project included Florida Department of Environmental Protection and Escambia County CRAs. The County leveraged BP Natural Resources Damage Assessment funds with CDBG and US Fish and Wildlife grants to create the \$2.5 million recreational area at an abandoned industrial site.** Businesses looking for workforce training, road infrastructure or specialized locations may also qualify for specific incentive programs. The County has also acquired additional property (3300 Mobile Highway) for the purpose of clean-up and sustainable redevelopment, which is a potential leverage tool. If more sites are sustainably redeveloped than the assets garnered, such as tax or sales revenue, from these sites can be used to clean-up and develop more sites.

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan: The County will update its previous Community Engagement Plan from its successful 2010 EPA Assessment Grant. Community involvement in the program is facilitated through the Escambia County Brownfields Redevelopment Committee, which began in 1998. This updated committee will be composed of citizens from within the 3 CRAs who are citizens, developers, bankers, health care givers, regulatory personnel, City and County employees, environmental consultants and environmental activists. They will provide input on all of the issues from their unique perspectives. The Escambia County Brownfields Coordinator will conduct and chair Quarterly Brownfields Community Redevelopment Committee meetings. Invitees to these community visioning workshops and regular meetings will include representatives from the local neighborhood organizations within the CRAs, re-development companies, real estate firms, banking institutions, accounting firms, legal firms, consulting firms, local governmental agencies, commercial, industrial and retail interests, private citizens, citizens' groups, borrowers, and other stakeholders within the affected community. Each CRA encourages community involvement through numerous assistance programs such as community trash pickups, sidewalk and street lighting programs, green streetscaping, vacant and dilapidated property cleanups. The Brownfields Coordinator conducts community education through frequent speaking engagements to targeted organizations, stakeholder groups and community/neighborhood organizations. Escambia County previously established a successful community educational team known as the "Environmental Education Coordination Team" and mascots (Resource Rangers) that provide educational content to local schools and community members to encourage responsible environmental attitudes and actions among youth. The County's CRA website provides essential information on community benefits, development benefits, and financial incentives, meeting schedules and minutes, and



Escambia County, Florida
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downloadable forms and survey – [<https://myescambia.com/our-services>]. The County will also reach out to the community via Facebook, particularly the Restore Escambia site, which consists of a group of individuals and organizations seeking to move Escambia County in a comprehensive and sustainable manner.

ii. Communicating Progress: In addition to the website and social media plan mentioned above, community service announcements will be made through such local radio and TV stations as BLAB, WEAR, and WUWF as well as targeted neighborhood newspapers like the Pensacola News Journal and the Pensacola Sun Press. These news outlets serve local communities and represent the diversity and ethnicity of the County. Escambia County has already established a Brownfields website (offered in multiple languages) that it uses to educate the public about Brownfields. The County will update its Brownfields project brochure that will highlight the targeted brownfield project areas, review the selection process for the Brownfield Assessment Project, and explain the events that will occur in the grant program. The brochure will also include contact names and describe how both communities can get involved in the project (this information already appears on the website). Escambia County will work with existing economic development and community-based organizations to ensure future, long-term involvement of community residents within the region. The project team will hold specific public meetings with each CRA stakeholder group to solicit input on potential sustainable and beneficial uses of brownfield sites.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Florida Department of Environmental Protection (FL DEP) is the State Agency responsible for the State Brownfields Program and cleanup oversight. In Florida, execution of a FDEP Brownfields Site Rehabilitation Agreements enables a property owner or developer to receive VCTC tax credits on environmental costs. From the 1990's until today, Escambia County has worked closely with FDEP, the EPA and local municipalities to support safe, healthy communities and environmental protection. An example of this cooperation is the clean-up efforts at Escambia Wood in Pensacola where community engagement and public outreach were the leading components in a successful effort. Under this grant, FDEP has responsibility for review of assessment activities reports and the following cleanup activities in the state. FDEP will also make eligibility decisions on site selected for assessment under the federal brownfields grant. The primary goals of Florida's Brownfield Redevelopment Act are directly aligned with the goals of this proposal: to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards; create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites; derive cleanup target levels; and provide the opportunity for Environmental Equity and Justice. Any cleanup activities will be conducted with state oversight and developers will be encouraged to take advantage of FDEP brownfield incentives. Besides the FDEP, the Brownfields Team will work closely with the Escambia County Health Department who will assist with community engagement and education on public health, providing technical assistance if necessary, and promote efforts to improve the health of residents and address environmental justice to reduce health disparities.

ii. Other Governmental Partnerships: The Escambia County Brownfield Coordinator maintains a constant working relationship with such relevant governmental agencies as: HUD, State and Federal DOT, EDA, City of Pensacola Community Development Department; the Escambia County Health Department; West Florida Regional Planning Council; the Neighborhood Enterprise Foundation; the University of West Florida; and the Small Business Development Center. These efforts entail constant community outreach activities via aforementioned



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committee/professional meetings and correspondence, which has resulted in continual partnership development and networking. Due to its strategic coastal location, the area is home to the Pensacola Naval Air Station, Whiting Field, Corry Field, and support training, educational and operational facilities, all of whom are critical partners.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: The **Florida Brownfields Association (FBA)**, which has also pledged support of this project, is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. Working in cooperation with the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency, the FBA is a group of environmental stakeholders and professionals who provide Brownfields information, assistance, and redevelopment strategies to communities and the public in the interest of cleaning up and redeveloping contaminated properties and revitalizing areas. In addition, the below table contains a few examples of Community Based Organizations who already work within each CRA and who have pledged their commitment and support to this assessment project.

Organization	Category	Role
Florida Brownfields Association	Professional Organization	Technical assistance
Florida Health – Escambia County	County Agency	Public Outreach and Education
Brownsville Assembly of God	Church	Public Outreach
Warrington Neighborhood Watch	Neighborhood Organization	Outreach, Advisory Board
Historic Brownsville Community	Neighborhood Organization	Outreach, Information Dissemination, meeting spaces and identification of potential sites
Community Economic Development Agency	Non-Profit	Outreach, Marketing, Soliciting Public Input. Site Identification Assistance

ii. Letters of Commitment - Letters of support and commitment are attached.

d. Partnerships with Workforce Development: Career Source ESCAROSA is a part of Florida's Workforce System and, as the *local* Workforce Investment Board, is an essential catalyst for the state's Talent Supply System and a recognized and relevant resource for business. The system is driven by both private-sector and public-sector leadership to respond to the employment and training needs of businesses, job seekers and workers. Along with partners in industry, education, economic development and community development, workforce leaders and professionals seek to align the talent development needs of Florida businesses and job seekers, cultivate a highly skilled workforce, and provide access to training, education, employment and career advancement opportunities for Floridians. CareerSource Escarosa provides services to youth between the ages of 14 – 21 who are either at risk of dropping out of school or already have, to facilitate completion of an education program. When participants complete their education program, they are then transitioned into employment. The County will partner with CareerSource to create a communication link between assessment contractors and the potential local workers.

The Brownfields project is also directly aligned with the County's *Vision 2015* initiative, a reengineered economic development effort that will more aggressively recruit new business, help existing businesses expand, and leverage the strong partnerships with the military to stimulate economic growth with a goal of creating 3,000 new jobs. When redeveloped, it is estimated that the proposed Commerce Park created on brownfields project redevelopment land will support **3,244 new jobs generating incomes of approximately \$132 million** (*Economic Impact of the*



Escambia County, Florida
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Proposed Palafox Commerce Park Superfund Redevelopment Initiative, HAAS Center, June 2003). The closest EPA Brownfields Job Training program is in Jacksonville FL, unfortunately well outside the Escambia commuting area.

4. Project Benefits

a. Health, Welfare and Environmental Benefits

Health and Welfare Benefits: In previous Escambia environmental projects, site investigations found contamination in soil and ground water and the area's sensitive surface water, including aquatic habitats. Contamination resulted from waste handling practices resulted in contaminants of concern being found on or immediately adjacent to the facility property, including creosote, PCP, polycyclic aromatic hydrocarbons (PAHs), naphthalene and dioxin; the same is expected to be found this time. Escambia derives all public water supplies from the surficial aquifer system. In the 3 CRAs, this water supply is at an average depth of 10' to 65', and is particularly susceptible to contamination due to the porosity of the aquifer substrate and its close proximity to the land surface. As previously mentioned, there are numerous small and large quantity generators, as well as 2 of the 4 EPA listed Superfund sites, within the targeted communities, that have resulted in the **closure of 3 public water supply wells** and in Escambia being awarded the dubious honor of country's worst drinking water. The public health will benefit from the identification and delineation of any contamination discovered, and subsequent remediation/cleanup, which will reduce and eliminate the potential human health exposure to contamination. As the CRAs consists of 75% residential inhabitants, the planned assessment activities, and anticipated associated redevelopment of sites will especially help reduce potential exposure rates to the high concentrations of sensitive populations.

Community Need		Project Benefit
Economic	Low income area	Remediated properties can be used for residential and retail, adding to the tax base and attracting developers
	High vacancy	
Welfare	Blighted properties	City leveraging partnerships – Gulf Power has agreed to install lighting throughout CRAs
	High crime	
Health	Premature/Low birth weight	Remediated contaminants improve public health
	High breast cancer rates	
	Obesity/diabetes	Added greenspace, sidewalks, lighting
Environmental	Excessive natural disasters/Storm water risk to groundwater	Mediates risks associated with Climate Change

Environmental Benefits - Assessment, cleanup and property revitalization will have a direct impact on environmental health by eliminating or reducing release of contaminants to the environment; focusing on reuse of existing developed areas with existing infrastructure thus eliminating sprawl and discouraging development in greenfields (natural/agricultural) lands; eliminating runoff; and eliminating/reducing contaminants entering the groundwater. The assessment and subsequent redevelopment seeks to benefit the community by identifying and eliminating sources of contamination, thereby limiting exposure and resulting health conditions to the community, including sensitive populations, that lead to economic and social distress for a community brought on by the impacts to self-sufficiency caused by poor health. Escambia will further emphasize environmental and community health through the transformation of blighted and contaminated properties into opportunities for parks/recreational projects, which can contribute to supporting outdoor recreational activities, thereby diminishing health conditions associated with inactivity and sedentary lifestyle such as heart disease and diabetes. This grant will help to protect the welfare, environment and public health of the community by restoring control of contaminated sites through assessment, cleanup and strategic redevelopment.



Escambia County, Florida
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b. Economic and Community Benefits: In addition to the 3 CRA plans, this project is also aligned with a new economic initiative in the County, *Vision 2015*. The Greater Pensacola Chamber's *Vision 2015* initiative is a job creation program focused on recruiting new businesses, helping local businesses expand and strengthening the partnerships between the military and the private sector in the Pensacola Region. This project will allow the County to build a sustainable, livable community by implementing the goals and objectives contained in the Escambia County Comprehensive Plan, 2030. In addition, each of the 3 CRAs has its own Redevelopment Plan (mentioned earlier). Each plan describes specific needs and goals for the future such as Englewood's plan to emphasize park facilities and amenities that encourage outdoor recreation and Palafox's plan to turn vacant buildings into infill housing to address affordable housing issues.

In 2003, the County contracted with the University of West Florida to conduct a study on the economic impact of the future redevelopment of the EPA Superfund site known as Escambia Wood Treating. This report estimates that the redevelopment of the superfund site will result in 1,714 employees working for the new commerce park businesses. Tenants of the **Commerce Park** redevelopment will inject \$274 million in operating and capital expenditures. Total impact of the commerce park will be \$418 million in local retail and business-to-business sales, supporting indirectly and directly 3,244 jobs and generating incomes of approximately \$132 million. A fully developed Commerce Park will generate approximately \$32 million in federal tax revenues, \$10 million in state tax, and \$4.4 million in local taxes annually. The construction of 650,000 sq. ft. of business facilities will stimulate additional economic activity during the period of construction and support approximately 455 construction jobs with incomes of approximately \$17.5 million, and an additional \$4.7 million in tax revenues. The new jobs created will stimulate indirectly approximately \$5 million in the real estate market. *(IMPLAN Professional Social Accounting & Impact Analysis Software, Economic Impact of the Proposed Palafox Commerce Park Superfund Redevelop Initiative, University of West Florida, HAAS Center, 2003)*

5. Programmatic Capability and Past Performance

a. Audit Findings: The firm of Warren Averett CPAs and Advisors audited the compliance of Escambia County, Florida with the types of compliance requirements described in the U. S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement*, and the requirements described in the State of Florida Department of Financial Services *State Projects Compliance Supplement*, that could have a direct and material effect on each of the County's major federal programs and state projects. The audit found that the County complied, in all material respects, with the types of compliance requirements referred to above for each of its major federal programs and state projects for the year ended September 30, 2015. For the 19th consecutive year, the Government Finance Officers Association awarded a Certificate of Achievement for Excellence in Financial Reporting to Escambia County.

b. Programmatic Capability: The County staff has accumulated extensive experience and knowledge of brownfields remediation and revitalization gained on previous grant projects.

The Director of the Escambia County Brownfields Program is Clara Long. Long serves as the Escambia County Board of County Commissioners Community Redevelopment Agency (CRA) Division Manager, and her responsibilities include planning, research, and personnel oversight in community redevelopment for six CRA districts. She also oversees Commercial and Residential Incentive Programs (Brownfields) and Enterprise Zone Program.

Glenn C. Griffith is the Brownfields Coordinator. Griffith is the County Brownfield Coordinator / Redevelopment Specialist and Environmental Programs Manager. He has worked for the County for 15 years and in his current capacity for 9 years, which means he has a complete understanding of the recent work related to Brownfields and has been immersed in the county planning for future Brownfields projects. Griffith is a Member of the Florida Brownfields



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Association and Florida Environmental Assessors Association.

Technical oversight will be directed by Mr. Keith T. Wilkins. Wilkins is the Director of Community & Environment Department where he works to enhance quality of life through conservation and revitalization of natural and built environments. Previously, Wilkins consulted on environmental cost recovery, audit support, mergers/acquisitions and risk management and has 34 years of experience working in environmental management and community development.

Financial oversight will be directed by Susan Holt. Employed as an Accountant with the County for the past 10 years, she has worked with multiple Federal and State grants. Her primary responsibilities include budget monitoring, payment submissions and coordinating information for quarterly reporting. Holt assisted with financial duties related to 2010 Escambia U.S. EPA Brownfields Cooperative Agreement. In addition to these experienced staff members, **the County will seek to procure an environmental consultant to provide technical expertise**, conduct assessments and provide outreach activities necessary for successful completion of the proposed project. The County has procurement systems in place to hire necessary consultants in a timely and efficient manner and in compliance with state and federal regulations.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Escambia County will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, ACRES and in monthly calls with the County's EPA Project Officer. The following criteria will be used to gauge project success: Number of sites assessed; Number of sites for which property title transfers are facilitated; Acres of land redeveloped and square footage of buildings positioned for adaptive reuse; Acres of parks/greenspace created; Length of walking or bike trails created; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated; and Reduction in storm water impacts.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements: In its four previous EPA Brownfields grants, the County has established and maintained effective internal control for federal grant management. The County has been in compliance for each major federal program and state project and in accordance with OMB Circular A-133 and the Florida Department of Financial Services *State Projects Compliance Supplement*. Escambia County has a 20-plus-year record of successful cooperation with federal grants. Final grant report for FY2010 award was submitted on September 27, 2013—well within the 90 day threshold of completion.

Type	Amount	Year	Funds Remaining	Outputs
Pilot	\$200,000	7/1998	0	3 sites, Phase I & II, NFA with IC, SRCOs, 40 jobs created
Assessment - Petroleum	\$200,000	3/2001	0	6 sites, 5 Phase I & IIs, 2 UST removals, NFA w/IC, SRCOs, 340 jobs created
Assessment	\$150,000	5/2002	0	7 sites, Phase I & IIs, NFA w/IC, SRCOs 120 jobs created
Assessment	\$200,000	2010	0	Inventory of regulatory sites, 10 Phase I ESAs

2. Accomplishments: During its previous brownfields project, The County obtained and executed six site access agreements prior to beginning Phase I ESA investigations. Project staff completed 10 Phase I ESAs and completed inventory of regulatory listed sites. Project staff and the advisory board engaged the public through meetings with local community, business owners, potential developers and public health in the Escambia County Brownfields Area. The County provided required Quarterly Reports, Brownfields Reporting Measures and Financial Status Reports in an exemplary and timely fashion. The County has been compliant in timely and accurate reporting with the ACRES system and previous methods of data reporting and financial accountability.



Escambia County, Florida
FY17 US EPA Brownfields Assessment Grant Application

Appendix A. Threshold

1. Applicant Eligibility. Escambia County is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 40CFR Part 31.1
2. Community Involvement. See Appendix C for Letters of Support.

The County will update its previous Community Engagement Plan from its successful 2010 EPA Assessment Grant. Community involvement in the program is facilitated through the Escambia County Brownfields Redevelopment Committee, which began in 1998. This updated committee will be composed of citizens from within the 3 CRAs who are citizens, developers, bankers, health care givers, regulatory personnel, City and County employees, environmental consultants and environmental activists. They will provide input on all of the issues from their unique perspectives. The Escambia County Brownfields Coordinator will conduct and chair Quarterly Brownfields Community Redevelopment Committee meetings. Invitees to these community visioning workshops and regular meetings will include representatives from the local neighborhood organizations within the CRAs, redevelopment companies, real estate firms, banking institutions, accounting firms, legal firms, consulting firms, local governmental agencies, commercial, industrial and retail interests, private citizens, citizens' groups, borrowers, and other stakeholders within the affected community. Each CRA encourages community involvement through numerous assistance programs such as community trash pickups, sidewalk and street lighting programs, green streetscaping, vacant and dilapidated property cleanups. The Brownfields Coordinator conducts community education through frequent speaking engagements to targeted organizations, stakeholder groups and community/neighborhood organizations. Escambia County previously established a successful community educational team known as the "Environmental Education Coordination Team" and mascots (Resource Rangers) that provide educational content to local schools and community members to encourage responsible environmental attitudes and actions among youth. The County's CRA website provides essential information on community benefits, development benefits, and financial incentives, meeting schedules and minutes, and downloadable forms and survey – [<https://myescambia.com/our-services>]. The County will also reach out to the community via Facebook, particularly the Restore Escambia site, which consists of a group of individuals and organizations seeking to move Escambia County in a comprehensive and sustainable manner.

3. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Escambia County, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000598

*** c. Organizational DUNS:**

0750796730000

d. Address:

*** Street1:**

221 Palafox Place, Suite 400

Street2:

*** City:**

Pensacola

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32502-5837

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Glenn

Middle Name:

*** Last Name:**

Griffith

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

850-595-3538

Fax Number:

*** Email:**

gcgriffi@co.escambia.fl.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

*** Title:**

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Escambia County FY2017 Community-wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-1

* b. Program/Project

FL-1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Glenn

Middle Name:

* Last Name:

Griffith

Suffix:

* Title:

Brownfields Coordinator

* Telephone Number:

850-595-3538

Fax Number:

* Email:

gcgriffi@co.escambia.fl.us

* Signature of Authorized Representative:

Glenn C Griffith

* Date Signed:

12/19/2016



December 16, 2016

Ms. Barbara Alfano
 Region 4 Brownfields Coordinator, U.S. Environmental Protection Agency
 Sam Nunn Atlanta Federal Center
 61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The Pasco County Brownfields Coalition is pleased to submit the enclosed application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$600,000. This grant will support the County's efforts to assess commercial and industrial contamination. Through these efforts, the County hopes to enhance human health, the environment, and the economic vitality of this area.

Required Information	
a. Applicant Information:	Pasco County (lead applicant) 8731 Citizen's Drive, Suite 135 New Port Richey, Florida 34654 Coalition Partners: Cities of Zephyrhills and Dade City
b. Funding Request:	<i>i.</i> Grant type: Assessment <i>ii.</i> Assessment type: Coalition Community-wide <i>iii.</i> Funds requested: \$600,000 <i>iv.</i> Contamination: Hazardous Substances \$300,000 and Petroleum \$300,000
c. Location:	Pasco County, FL
d. Property Information:	Not applicable
e. Contacts:	<i>i.</i> Project Director: Melanie Kendrick, Program Administrator 8731 Citizens Drive, Suite 135 New Port Richey, Florida 34654-5598 727.815.7092 mkendrick@pascocountyfl.net
	<i>ii.</i> Highest Ranking Official: Michele Baker County Administrator 8731 Citizen's Drive, Suite 340 New Port Richey, Florida 34654 727-847-2411 ext.8115 mbaker@pascocountyfl.net

OFFICE OF ECONOMIC GROWTH

West Pasco Government Center | 8731 Citizens Drive, Suite 135 | New Port Richey, FL 34654 |
mkendrick@pascocountyfl.net 727.815.7092

f. Population:	<i>i. Population: 497,909</i> <i>ii. Target area population: 21,566</i> <i>iii. Persistent poverty county: no</i> (American Community Survey 2015; ERS County Typology 2015)
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Pasco County and its partners appreciate the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,



Melanie Kendrick, MPA, CNP
Program Administrator

OFFICE OF ECONOMIC GROWTH

West Pasco Government Center 8731 Citizens Drive, Suite 135 New Port Richey, FL 34654
mkendrick@pascocountyfl.net 727.815.7092



1. Community Need

a. Targeted Area and Brownfields

i. Community and Target Area Descriptions: Pasco County, Florida is part of the Tampa Bay Metropolitan Statistical Area (MSA), which consists of four counties, Hernando, Pasco, Pinellas, and Hillsborough, and has a growing population of 2.5 million. Pasco is currently in the process of closing a 2015 Community Wide Assessment Grant within the next several months (a year in advance of the deadline) and will have several sites that will require additional assessment from Initial Community Wide Assessment Activities. Pasco County was also the lead partner on a successful 2011 \$1 million EPA Brownfields Coalition grant; still there is more work to be done. Until the late 19th Century, the region was a Seminole Tribe stronghold. Pasco provided the pathways between a series of forts at Tampa, Egmont Key and Ocala, which eventually paved the way for settlers, particularly farmers. Established in 1889, Dade City, the County seat in eastern Pasco, is what people think of as "Old Florida" due to its physical appearance. Zephyrhills, the source of Zephyrhills Spring Water Co., is in the southeast of the county. Citrus was an important industry when the county was formed, but a decline followed the freeze of 1895. Several large sawmills operated in Pasco in the early 1900s. Pasco today is home to sensitive eco-systems including lakes, inlets, rivers, and the Gulf of Mexico, the County's western border. West Pasco is now considered a suburb of Tampa; yet, the area was once well-known for its sponge harvesting, agricultural production, and phosphate mining. East Pasco is transitioning from forested, agricultural area to suburban developments. **Pasco County (lead applicant) is applying for an EPA Brownfield Coalition Assessment Grant for \$600,000 on behalf of Pasco County, Dade City and the City of Zephyrhills, hereby known as the Coalition.**

This proposed project will **focus the majority of its efforts on the US 19 and 301 Corridors (Corridors) and the County's Community Redevelopment Areas (CRAs) in Dade City and Zephyrhills.** This project will also **focus on Phase II assessments** at sites identified through previous EPA Brownfields assessment grants: these potential sites include the following: a 100-acre waste water treatment spray field that has the potential to be converted into a light-industrial commerce/business park and a 13-acre warehouse parcel located on US 19 that has potential for mixed-use redevelopment.

In recognition of the serious and growing problems existing in some communities which jeopardize Florida residents, the State enabled local governments to address their worst economic/social environments by creating Community Redevelopment Areas (CRAs). CRAs allow local governments to take advantage of economic incentives and special tax strategies, such as Tax Increment Financing. **Home to significant numbers of sensitive populations, the CRA residents are impacted by often serious health, welfare and economic issues.** Like other jurisdictions in the Tampa Bay MSA, Pasco is experiencing growing pains as it converts from a rural county into a suburban one. Today, the County is crisscrossed with highways, such as the Suncoast Parkway (SR 589), US Highway 301 (US 301), US Interstate 75 (I-75) and US Highway 19 (US 19), as well as numerous railroad right of ways. Now flow-through commuter traffic veers towards faster moving interstates and parkways. The US 19 US 41 and US 301 corridors are experiencing disinvestment, resulting in vacant properties, abandoned gas stations and obsolete strip malls. Despite disinvestment, these two corridors remain key segments of the regional transportation and freight network, ideal for the Brownfields redevelopment corridor approach. **The Coalition plans on building on its past successful coalition and community-wide assessment grants and will focus much of the efforts of this project on Phase II assessments, including a waste water treatment spray field and former commercial and industrial site.**

ii. Demographic Information and Indicators of Need: Pasco County's population is 497,909 with a growing minority population. While Hispanic residents number fewer in Pasco than in both the state and nation (see chart below), the **County's Hispanic population has grown 6% since the 2000 US Census, compared to a 4.2% growth rate across the US** and Dade City has a higher concentration than the County as a whole (American Community Survey 2015). The US's Black population grew 0.3% in the same period, but in Pasco it grew 2.4% (American Community Survey 2015). **While the**



population climbs, employment opportunities do not. The Pasco County unemployment rate of 5.6% remains higher than that of the state (4.7%) and nation (4.9%) with the Dade City area again having a higher rate, (6.5%) than the County as a whole (American Community Survey 2015). **The need for affordable housing is so great that the Section 8 waiting list had to be closed by the Pasco County Housing Authority.** *Florida's Children at a Glance 2009* reports a 2007 statewide birth rate of 12.8/1000 resident population, and a birth rate for teens 15-19 of 43.2. Pasco's birth rates for ages 15-19 was 44.4. The US has higher teen girl fertility rates compared with other developed countries, i.e., US girls 15-19 have fertility rates over 5 times higher than counterparts in countries such as France, Japan, Slovenia, and Switzerland. **Pasco's large population of poor teen mothers is a highly-sensitive segment.** Teen birth rates are of great concern because it is linked with unemployment, poverty, repeat pregnancy, sexually-transmitted diseases, infant mortality, high-risk pregnancy, lower educational achievement and is a key indicator of adult poverty (www.prb.org and www.sticerd.lse.ac.uk).

	Zephyrhills	Dade City	Pasco County	Florida	USA
Population	14,611 ¹	6,955 ¹	497,909 ¹	20,271,272 ¹	321,418,820 ¹
Children	18.7% ¹	24.5% ¹	20.4% ¹	20.3% ¹	22.9% ¹
Female	53.7% ¹	54.5% ¹	51.5% ¹	51.1% ¹	50.8% ¹
Minority	15.3% ¹	50% ¹	21.8% ¹	25% ¹	26.7% ¹
African-American	4.9% ¹	20.4%¹	5.8% ¹	16.8% ¹	13.3%¹
Hispanic	10.4% ¹	20.6%¹	14.0% ¹	24.5% ¹	17.6%¹
Poverty Rate	16.2% ¹	36.2% ¹	14.7% ¹	15.7% ¹	13.5% ¹
Unemployment	5.3%²	6.5%²	5.6%²	4.7% ²	4.9% ²
Per Capita Income	\$23,202 ³	\$17,371 ³	\$24,076 ³	\$26,499 ³	\$28,555 ³
Median Household Income	\$37,253³	\$28,811³	\$44,518³	\$47,212 ³	\$53,482 ³
¹ 2015 U.S. Census data (http://www.census.gov/); ² Bureau of Labor Statistics (www.bls.gov/); ³ American Community Survey (http://www.census.gov/)					

Within the CRA project areas, the situations are worse than the County overall. In the **Zephyrhills CRA the 65 year and older population is 20.1% compared to 13% in the US, and 33.9% of adults 60 years and older are living on SNAP** (food stamps) and 17.8% of people earn below poverty level (census.gov). **In Dade City CRA, unemployment is at 6.5% and 33.1% receives SNAP.** The population in Dade City is made up of 24.5% children, 17.1 % women in child-bearing years and adults over 65 at 11.1%, combined **these most sensitive populations create a majority** (census.gov).

iii. **Brownfields and their Impact:** Despite Coalition and County efforts, environmental injustice remains to be an issue of concern for resident: the more vulnerable, **sensitive populations are living closer to brownfields with potential for contamination.** In order to address environmental justice issues, this project will focus on those areas within Pasco where residents are most in need and where the Coalition can leverage resources to have the greatest success in improving their communities. Within the target CRAs, the conditions are severe. In Dade City, the Pasco County Board of Commissioners designated approximately **300 contiguous acres as a brownfield** area in 2010 (Resolution 11-66), which represents just a portion of the potential brownfields sites. In Zephyrhills, according to EPA Envirofacts Facility Registry, more than **350 registered facilities of environmental concern** are owned, operated or permitted in **just 6.3 square miles**, including 3 known Toxic Release Inventory facilities with lead and styrene releases (<https://toxmap-classic.nlm.nih.gov/>). An EDR search was done in November 2014 for Pasco County: research revealed 552 leaking tanks and more than 1,000 registered underground and 292 above-ground tank storage sites, sites where more than one tank can be located. The search also indicated 19 dry cleaners with documented impacts were located within Pasco, as well as 89 RCRA Small Quantity Generators. While not all of these registered sites



are necessarily brownfields, their presence is an indicator of potential or, moreover, recognized sources of contamination from petroleum and hazardous substances. Real or perceived contamination remains a deterrent to redevelopment; investment in areas with derelict properties is not attractive to developers.

Brownfields have led to a lack on investment in several of the CRAs and sensitive areas. Some do not have municipal water, sewer or paved roads. Many homes do not have indoor plumbing or HVAC. There are a variety of land uses along the US 301 corridor with a strong history of heavy industrial activity and now comprehensive plan designations appropriate for industrial expansion. CSX also operates its Seaboard Line (S-Line) parallel to US301, and has recently been expanding its use due to a shift from freight to passenger traffic on the east coast of Florida. Three years ago, train traffic maxed out at 8 trains per day on the S-Line. Volume has increased to 24 trains (on average) and is anticipated to increase further to 45 trains per day in the next five years. To the west side of Pasco, US 19, a six-lane federal highway and State designated Strategic Intermodal System, serves regional travel along the west coast of Florida for passengers and freight transportation. Due to the tremendous residential and commercial growth along the corridor over the past 40 years, the role of US 19 in Pasco County has expanded into a commuter corridor and a roadway for local traffic. US 41, which traverses north and south through the center of Pasco County, is a four lane divided highway with high speed and high volume commuter traffic that competes with tourist and local traffic bypassing US 19 and US 301. Lack of access to businesses has resulted in the abandonment of many properties, including obsolete retail strip centers, auto dealerships and gas stations. Roofs are falling in at strip centers, and those buildings currently occupied have massive issues with mold, collapsing walls, and water damage. Commercial rents along the Corridors average at \$7 per square foot in a market that would easily support \$13 per were it not for the physical and environmental conditions.

These abandoned businesses are apt to become the “broken windows” of the County, referring to the criminology theory that deteriorated properties serve as a magnet to delinquent behavior and crime encouraging vandalism and eventually more disinvestment; hence, crime is a concern in Pasco County. According to the Florida Department of Law Enforcement, in 2015, **1,652 violent crimes** were reported in Pasco, **up by 301 incidents over the previous year** and 11,381 property crimes occurred including nearly \$15 million in stolen property with only \$5 million recovered (www.fdle.state.fl.us). Despite disinvestment and crime, the US 19 corridor remains a key part of the regional transportation network and is well positioned for reuse and redevelopment because of the high volumes of traffic continually experienced. These corridors are ideal for a Brownfields redevelopment corridor approach and offer new opportunities.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: Approximately 27% of Pasco’s population is comprised of women in their child-bearing years, and 17% are children 14 years and younger. Senior citizens represent 33.9%. With these groups combined, **the majority (77%) of Pasco County residents represent the most vulnerable populations and those most likely to suffer from the impacts of Brownfields.** Pasco is a major recharge area, a source of groundwater and drinking water for the Tampa Bay Area. In smaller communities along US 301 a significant portion of the population gets their drinking water from shallow private wells, often close to septic systems. It is common to have wells and septic with less than 15’ of separation. Volatile organic compounds (VOCs) are related to a gasoline release. Lead poisoning can cause nerve damage, hearing and vision impairment and reproductive problems, particularly in the sensitive populations of children, child-bearing-aged or pregnant women and the elderly. Long-term exposure to benzene can affect the immune system, increasing the chance for infection, another issue that impacts sensitive populations due to their frailty. Long-term exposure to VOCs can cause damage to the liver, kidneys, and central nervous system.

The County is engulfed with comparatively high traffic volume, and exports nearly 95,000 commuters each day out of Pasco to the Bay Area. The *New York Times* reported in 2010 that more than 700 studies conclude traffic pollution directly contributes to childhood asthma, impaired lung



function and heart conditions, and as stated in the previous section, traffic volumes amongst low-income neighborhoods are of concern in the county. A number of brownfields sites in the target areas are unsecured and pose a direct threat to community members that walk through or play at these sites. Some of these unsecured sites have standing structures that pose safety threats have potentially prohibitive or lethal legacies: foundation slabs, jutting pipes, chunks of concrete and underground tanks. These remnants present a threat to local children who are tempted to play in or handle rusty or poisonous debris. Many of the sites affected by residual industrial pollution in the County occupy prime locations, where business and industry once thrived amid well-developed infrastructure, at the intersection of major transportation corridors. It is the Coalition's hope that the utilization of brownfield financing strategies that link the cleanup and redevelopment larger community development efforts will provide solutions.

ii. Cumulative Environmental Issues: Pasco has a broad distribution of brownfields sites, including salvage yards, dry cleaning facilities, bulk fuel facilities, automotive repair shops, plating operations, marine repair yards, cattle dip vat sites and other agricultural facilities and a broad range of other commercial properties with known and potential contamination. The Tampa Bay Regional Planning Council (TBRPC) area, in which Pasco is located and is a member of, through its Local Emergency Planning Council (LEPC) has determined that the top ten Section 302 Hazardous Substances stored in that region included: Ammonia (280,353,750 lbs), Sulfuric Acid (131,053,883 lbs), Methyl Bromide (11,307,098 lbs), Chlorine (6,695,313 lbs), Vanadium pentoxide (1,547,216 lbs), Nitric Acid (1,041,662 lbs), Sulfur Dioxide (524,776 lbs), Hydrogen peroxide (358,047 lbs), Aldicarb (284,151 lbs), and Fenamiphos (256,232 lbs) (LEPC, 2008). The LEPC also reports that Pasco has 66 Extremely Hazardous Substance facilities, many abandoned with the potential for accidental release. Clearly, the potential for hazardous materials to impact properties in Pasco is documented and demonstrates the need for hazardous substance/petroleum assessment funding for sites that have historically become impacted or will in the future become impacted for hazardous substances/petroleum releases. In addition to industrial pollutants, environmental issues stem from petroleum related uses, such as vapor intrusion and petroleum/oil leaks. SR 52, US 301, US 98, Suncoast Highway and US Interstate 75 all bisect the Pasco County. Annual average daily traffic counts for these highways range from 2,300 to 85,000+ (www.pascocountyfl.net). This high traffic number contributes to noise and air pollution, promoting further environmental concerns. Runoff from these highways ultimately enters the groundwater, a primary source of drinking water in Pasco County. As discussed above, abandoned and leaking underground storage tanks are of concern. Petroleum and petroleum byproducts are known environmental concerns leading to health risks. The historical nature of industries in the County, such as **production farming, cattle and livestock ranching, as well as mining and lumber production, give reason for concern and need for additional assessment.**

Furthermore, the **surface waters in and around Tampa Bay have suffered disproportionate environmental impacts from run-off and flooding.** Large areas of Pasco have been historically used for agricultural production, and County rivers and streams are tributaries serving as direct water sources to the Tampa Bay. Tampa Bay Water, a desalination and fresh water mixing plant, is located in the middle of the County (Land O'Lakes). County well fields and water sources directly supply Tampa Bay Water, which meets the region's drinking water needs with a diverse, flexible supply network that is blended from three different sources: groundwater, surface water and desalinated seawater. Tampa Bay Water is the only water utility in the US to take advantage of these three combined water sources. Tampa Bay Water's regional network of water supply facilities includes a 120-million-gallons-per-day (mgd) surface water treatment plant, a 25 mgd Seawater Desalination Plant, a 15.5-billion gallon reservoir and 120 mgd permitted capacity of groundwater from wells. Farms use fertilizers and insecticides to enhance food production. Fertilizers and pesticides are among the many common stormwater pollutants that can degrade water quality. Tampa Bay is an extremely sensitive and important ecological site and one that should be protected. The EPA is well aware of this fact and, in



2003, took swift action to save the Bay from a potential disaster by preventing run-off into the Bay from vast quantities of stored fertilizer at abandoned sites (epa.gov).

iii. Cumulative Public Health Impacts: Legacy contamination, air pollution and lack of economic opportunity all combine to create negative Public Health Impacts on the sensitive populations in Pasco County and the identified CRA's which make up this coalition application. **Substances causing respiratory diseases have been identified as those stored in great quantities in the County.** These possible adverse effects of hazardous substances and pollution are documented for Pasco: Over 10% of the population of the County has been diagnosed with asthma, compared to 8.3% in the state and 9.1% in the US. (*FLCHARTS.com*). Some of the major impacts of these chemicals relate to respiratory disease/dysfunction, skin problems, brain dysfunction, and damage to the central nervous system. According to the CDC Community Health Statistical Index (www.cdc.gov) Pasco County ranks higher than the US average in number of uninsured residents, 21% and residents who don't seek medical care due to cost, 21.3%. Lack of access to jobs which would include healthcare benefits drives these statistics. The overall male life expectancy in the area is also below the national average and the number of adults who report being in overall poor health is higher than the national norm. Issues such as adult and child asthmas are higher than average due to the impact of air pollution. Blight and lack of opportunity create a higher than average adult depression rate of 16.2% (cdc.gov). The disproportionate impact of pollution and poverty on the sensitive populations in the coalition area creates social justice issues whose resolution can be aided by assessment and ultimately remediation of the brownfield areas.

c. Financial Need

i. Economic Conditions: Pasco County's growth in the last few decades of the 20th century was largely characterized by individuals in search of affordable housing and willing to commute long distances to work, primarily in the Tampa Bay area. A significant amount of Pasco's housing stock is at the low end of the price scale and mobile homes constitute a significant percentage of single family residences. US-19 developed the main commercial thoroughfare just inland from the Gulf coast marshes and wetlands, and was characterized by businesses and retail operations that served travelers going up and down Florida's west coast and a booming retirement community, a significant amount also in motor home/mobile home parks. The US-19 Corridor was the economic driver for the county. Unfortunately commercial and business properties along this corridor area are aged and obsolete, no longer meeting the preferences of the vacationer or resident. In the Tampa Bay area, landlords are dealing with the highest retail vacancy rates in a decade. While the Tampa Bay area's vacancy rate is now roughly 9%, Pasco's US-19 rate is 17% (*Source-KOH*), nearly 700,000 sq.ft. of empty space. In 2005, US-19's vacancy rate was about 6%. The US 19 area has been designated as a Neighborhood Stabilization Target Area. The Neighborhood Stabilization Program provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities. From 2000 to 2006, Pasco County experienced unprecedented high levels of growth, primarily in the residential sector. Since then, growth has stagnated, unemployment has climbed above state averages, and the property tax base has eroded by nearly \$10.2 Billion (30%). The following are recently compiled layoff statistics. It is likely this table understates the impact of industrial decline and the significant economic disruption related to the recent recession (including the closing of numerous small commercial/retail facilities).

COMPANY NAME	LAYOFF DATE	EMPLOYEES AFFECTED	INDUSTRY
Hostess Brands, Inc.	7/7-21/2012	2	Retail Trade
Hostess Brands, Inc.	7/7-21/2012	15	Wholesale Trade
ACCENT Marketing Services	4/1-26/2013	54	Waste Management and Remediation Services
Springleaf Finance	10/5/2014	10	Finance and Insurance
VLOC - LWOS	10/21/2014	55	Optical Lenses



Macy's	1/9/2015	70	Retail Trade
Sodexo, Inc	8/12/2016	76	Accommodation and Food Service
Total		282	
<i>Pasco County layoffs from FL Department of Economic Opportunity, Office of Workforce Services – REACT</i>			

Given that the median commute for residents in Pasco County is 30 minutes (census.gov), one can assume that many of the workers are leaving the County to find better opportunities, so layoffs in other cities can impact welfare of residents of Pasco: Tampa alone has lost 1,147 jobs in 2016 as of November 21, 2016 (2016 Florida WARN data).

Florida has no personal income tax, so local governments must rely on user fees, sales tax, and primarily property tax revenues for government operations. Compounding the situation, Florida has a \$50,000 “homestead exemption” which reduces the value of property the county can tax. Pasco County is particularly impacted by this exemption since the County contains a significant number of houses valued at or below \$100,000, a significant number of which have also shown a decline in their market value or are actually foreclosed on at present. Of the 228,583 housing units in Pasco County, 45,876 are vacant. Of the 141,642 occupied housing units, 53,795 units have a property value of under \$100,000 (American Factfinder). The median homes values are \$95,403 and \$88,307 for Dade City and Zephyrhills respectively (city-data.com). According to Pasco County appraisal records, 36% and 13% of all housing units within the Lacoochee and Trilby community (respectively) along US 301 are valued below \$50,000, translating to no taxable revenues (\$0.00) for those properties. Given losses in revenue for the County and increases on its burden for services, Pasco is unable to draw on its own resources or other funding for this proposed assessment project.

ii. Economic Effects of Brownfields: Retail and commercial centers of the County, primarily along US-19, exhibit high vacancy rates, blighted or distressed properties, and all contribute to the high burden on local government services. The vacant properties include brownfields and greyfields (20+ year old commercial/retail development being vacated for newer development, often in greenfield areas further from the urban core). In either case, these existing properties produce little to no taxable revenues to the locality, provide no employment to area residents and are often abandoned and neglected, providing a haven for vagrants, high crime and general community disinvestment. Vacant underutilized properties and poverty result in increased crime. Pasco's **total crime index for 2105 is 662 per 100,000 compared to 336 in the US, close to double the rate** (Statista.com). These factors greatly compound the challenges of attracting new private investment and jobs to the community. The community disinvestment and economic effects of brownfields are not limited to the urban areas of a community. In effect, these effects have been even more devastating within the more rural parts of Pasco County where brownfield properties exist in mass. As described in detail above, the economy of these communities has been complicated by loss of the industries that once prospered here. Not only did this cause an economic collapse through loss of jobs, revenue and land values, but it has also resulted in numerous underutilized and abandoned buildings. The number of building permits issued can be a key indicator of the likelihood of development in a city: the average in Florida of building permits per 10,000 residents in 2013 and 2014 averaged at 35 while in Zephyrhills during that same time period the average was 4 and 18 per 10,000 (city-data.com). Many of these structures carry the additional environmental stigma of associated petroleum tanks, historic use of contaminants and possible asbestos and lead containment due to their age, which only further inhibits prospective redevelopment. The threat of contamination scares away new investment and has further depressed the local economy. Vacant and underutilized business and commercial properties, deteriorating housing stock and numerous poorly maintained properties include many sites that are contaminated or where contamination is perceived. This deters investment and contributes to an overall atmosphere of blight. Jobs are lost or are non-existent. The Brownfields related health impacts increase medical and other social service costs and further reduce the value of the community to potential employers and



commercial operations. Children growing up in the localized pockets of poverty, especially along US 301, tend not to become economic assets but added financial responsibilities for the County and cities.

2. Project Description and Feasibility of Success

a. Project Description, Timing and Implementation

i. **Project Description and Alignment with Revitalization Plans:** The Coalition looks forward to transformation of the brownfields sites to stimulate economic development uses (resulting in new high wage jobs), community development uses including affordable housing and community driven and community-based organization initiated projects, open space/green space uses including recreation and other viable uses that will directly benefit the surrounding community. Many contaminated and potentially contaminated sites are located in or in close proximity to low income and minority neighborhoods. Through the assessment, remediation and ultimate redevelopment of these sites, the Coalition is instilling environmental justice within these communities. A priority for the Coalition will also be to utilize the Public Health Monitoring provision of the assessment funding to initiate and improve the health and health care within brownfields communities. This can be accomplished through developing a public health monitoring plan and Health Impact Assessments to encouraging health care within underserved brownfields areas utilizing newly adopted incentives for health care facilities adopted in the 2008 Florida Brownfields Legislation. The development of a Public Health Monitoring Plan or Health Impact Assessments will also begin to address the need for improved resources to improve health and healthcare within the county and lead screening for older housing stock in places like Dade City and Zephyrhills. **The coalition will also seek outside funding to complete Health Impact Assessments and Public Health Monitoring.**

Pasco County is requesting funding to provide support in the Coalition's efforts to perform community-wide hazardous substance and petroleum assessments, and in particular **will focus on Phase II assessments at sites previously identified from the last assessment project and with input from residents as part of the community outreach activities conducted in that same project.** Pasco and its Brownfields Assessment Coalition partners will focus efforts on the main north/south corridors through Pasco, including US 19 (western Pasco), US 301 (eastern Pasco), US 41 (central Pasco) and in the Community Redevelopment Areas (CRAs) within the Dade City and Zephyrhills areas. An emphasis of the program will be to provide environmental assessment and technical assistance to encourage living wage job creation within the County. For example, the use of brownfields assessment funding can be used to stimulate redevelopment of abandoned and underutilized facilities like those found within Dade City and Zephyrhills. Additionally, the continued assessment of arsenic contaminated groundwater from cattle vat dip sites and other commercial facilities within the County is required to ensure the protection of public health.

Pasco will also utilize brownfields funding to provide pre-development resources to encourage community based and community driven projects, including community redevelopment projects such as affordable/workforce housing and open space/greenspace projects resulting in recreational opportunities. The County will also seek to implement environmental justice within low income and minority communities through the assessment and ultimate redevelopment of brownfields properties. Pasco plans to use 50% of the funding for hazardous substance and 50% for petroleum contamination. In addition, the Coalition plans to conduct extensive public outreach and community involvement efforts and develop a Public Health Monitoring Plan on Health Impact Assessments for Pasco County as described above. The County seeks to maximize opportunities through economic diversification by presenting strategies and recommendations to retain existing and attract new commercial and industrial uses. Pasco is aggressively pursuing new businesses in green industry and training for green jobs.

In 2012, Pasco County established the Brownfield Community Redevelopment Program to address the real and potential environmental problems associated with brownfields. The Pasco Brownfield Community Redevelopment Program includes assistance and incentives to landowners, businesses and



developers to facilitate the environmental cleanup, redevelopment and/or reuse of property as part of the County's redevelopment and growth management strategy. Assistance may include administrative, regulatory, technical assistance, and financial incentives appropriate to the needs of the community through a program of site and area Brownfield designations. With the requested funds, the Coalition will prioritize and perform 10 ASTM and AAI compliant Phase I ESAs and 20 Phase II environmental assessments. Protecting human health and the environment will continue to be a priority for the Brownfields program. The Coalition will comply with programmatic technical requirements, including submission of Generic and Site Specific Quality Assurance Project Plans (QAPP). If historical properties or threatened or endangered (T&E) species will be impacted, the Coalition will consult with EPA regarding compliance with National Historic Preservation Agency (NHPA) requirements of Sec. 106 or the NHPA & Sect. 7(a)(2) of ESA. In 2013 the County adopted *The Pasco County Economic Development Strategic Plan 2013-2025 and the Harbors (West Market) Redevelopment and Infill Plan*. These plans identified critical elements to serve as building blocks for the communities' revitalization efforts: 1. Circulation and mobility; 2. Economic development; 3. Infrastructure and utilities; 4. Rural, recreational, and environmental lands; 5. Community facilities; and 6. Future land use and community identity. All Plans identified the need for and recommended the creation of a tax increment financing district or Community Revitalization Area to assist in the implementation of short and long-term goals.

ii. Timing and Implementation: The Coalition is proposing a three-year time frame in which to complete the proposed brownfields project. The four tasks described below (section 2.b.i) will be directed by the Pasco County Brownfields Project manager (see section 5.a. below) and supported by the consultant and support staff and the continuing Brownfields Advisory Board. In the first three months, the County will update its previous Community Involvement Plan to engage the public to the fullest possible extent. County Staff will create timeline for 2 ¾ years to insure potential for early finish or to insure remedying of any unforeseen difficulties.

(a) *Contractor Procurement:* Has been completed for the environmental consultant in compliance with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). *The* consultant selection was finalized by approval of the Coalition and County Commissioners.

(b) *Site identification and prioritization:* The Coalition will follow the priorities as set out in the site designation process identified by FL DEP which states local government shall designate sites for brownfields designation if the following conditions are met: owner agrees to site rehabilitation; five new permanent jobs will be created redevelopment is consistent with the local comprehensive plan, designation is properly noticed to the public; and there is reasonable assurance of financial viability or support for the proposed redevelopment (<http://dep.state.fl.us>). Additionally the Coalition is interested in the particular types of economic and community development projects, such as affordable housing and health care; open or green space; green infrastructure, such as watershed protection; potential for SMART growth; and other priorities that empower low-income or minority populations. The Coalition is also planning to take a "corridor approach" to selecting sites along and adjacent to US 19, US 41 and US 301 for assessment and then eventual cleanup and reuse planning. The site-selection process will include the public and CBO partners as well as staff/consultant input. The public will also identify sites through input at public meetings. Businesses and property owners with whom conversation began in previous project, will have further consideration in the proposed efforts; these activities will reduce the probability of site access issues. The Coalition will also **identify sites in the target areas and where Phase I ESAs were completed** in previous assessment grants and **for which Phase II ESAs are necessary: these sites will take priority status** and will be the first sites addressed. The BAB will make final decisions regarding sites and assessment priorities should priorities be disputed by the coalition partners.

(c) *Securing site access:* The Coalition will work with the Florida Department of Environmental Protection (FDEP) to determine probable site eligibility of a property before moving forward to secure site access. The County requires those nominating sites for its brownfield program to participate in



one-on-one opportunities with Coalition staff to make site determinations. The Coalition, as in previous assessment projects, will implement its site access agreement previously developed by the County. Project staff are experienced in gaining site access as demonstrated in previous projects, including our previous grant where 30+ properties were assessed; however, if difficulties arise in securing access the Coalition will work with the FDEP and the Florida Brownfields Association to educate the property owner as to the benefits of participation. The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida.

b. Task Description and Budget Table

i. **Task Description** - The Coalition will conduct the following tasks to achieve project outputs.

All tasks will be split 50% for hazardous substances and 50% for petroleum.

Task 1 – Assessment: The Coalition plans to conduct the following assessments (estimated costs):

8 ASTM-AAI compliant Phase I ESAs @ \$3,500 each = \$28,000

1 Generic Quality Assurance Project Plan = \$5,000

10 Site-Specific Quality Assurance Project Plans (QAPPs) @ \$3,500 each = \$35,000

12 Phase II ESAs using an approximate cost of \$40,000 each (costs range from \$25,000-60,000 each depending on complexity)=\$480,000 **Subtotal for the task is \$548,000.**

Task 2 - Cleanup/Reuse Planning: Task includes development of site appropriate cleanup/reuse plans to reduce risks to health/environment at sites. Community vision and goals will be considered in reuse planning. The number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes, \$22,000 has been dedicated to contractual services for **ABCAs or reuse plans.**

Task 4 – Outreach: Develop strategic community engagement plan (building on previous efforts of past Coalition grant); dissemination of information to/from community & stakeholders, community meetings/visioning sessions (English & Spanish); \$2,000 in local travel to meetings and sites; \$4,000 printing/developing outreach materials, \$8,000 of contractual services to assist in the updating of Community Involvement Plan and to assist in meeting planning and facilitation for a **total of \$14,000.**

Task 5 - Programmatic Support: Program support activities are **estimated at \$16,000:** \$10,000 contractual; \$6,000 for travel of advisory committee members/staff to attend national/regional and brownfields-related conferences/workshops. This category includes reporting, EPA form completion, ACRES data entry, coordination of partners, CBOs, advisory board, public participation and monitoring of project activities, as well as any support necessary to maintain compliance with cooperative agreement terms & conditions. **The Coalition will consider time and efforts of its employees in the project as in-kind leveraged resources.**

ii. Budget Table

Hazardous Substances					
(programmatic costs only)	Phase I/II ESAs	Remediation & Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$1,500	\$3,500	\$5,000
Supplies	0	0	\$1,000	0	\$1,000
Contractual	\$274,000	\$11,000	\$4,000	\$5,000	\$294,000
Total	\$274,000	\$11,000	\$7,000	\$8,000	\$300,000
Petroleum Products					
(programmatic costs only)	Phase I/II ESAs	Remediation & Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$1,500	\$3,500	\$5,000
Supplies	0	0	\$1,000	0	\$1,000
Contractual	\$274,000	\$11,000	\$4,000	\$5,000	\$294,000
Total	\$274,000	\$11,000	\$7,000	\$8,000	\$300,000
Grand Total	\$548,000	\$22,000	\$14,000	\$16,000	\$600,000



c. Ability to Leverage – See attachments for leverage verification letters

The Office of Economic Growth currently administers a \$50 Million dollar voter approved sales surtax and will leverage redevelopment opportunities with the USEPA assessment grant, if awarded. In addition, staff time will not be charged to the grant, but will be used as leverage and in kind services valued at approximately \$150,000, between the project manager and additional County and City staff, including legal, utilities, community development, and planning. The Coalition can also access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment Assistance for source removal activities. Pasco will promote private sector development and facilitate existing incentive programs and provide assessment/future remedial funding resources to encourage redevelopment of environmentally impaired properties. Many Pasco County incentives are provided by the Florida Brownfields Program and includes the following: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund/each new job created within the Corridor); Brownfields Loan Guarantee Program (up to 50% loan guarantee for Brownfields projects); and Brownfields Liability Protections (as provided statutorily). These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects. The state offers financial incentives, 12 regulatory incentives, and 4 technical assistance incentives (see Florida §376.84). Pasco will seek assistance from the Dade City and Zephyrhills CRAs for viable economic/community development projects and can also offer use of Tax Increment Financing (TIF) support redevelopment. Each CRA has the ability to commit TIF funding to improving overall infrastructure and built environment, including roadway improvements, parks and open space improvements, utility improvements.

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan: Public participation is a key factor in the creation of and completion of a successful brownfields program. It is also an obstacle local governments often face. Pasco will review and revise its current Community Involvement Plan with informed experience from its last successful assessment project and input from the Coalition partners. To encourage as much participation as possible, public workshop notices will be placed at strategic locations where people gather. There will be notices posted in Pasco's public libraries, all governmental buildings, area laundromats, on Pasco County's website and in public buses, emailed via Chamber listservs, Chamber newsletters, faith based organizations, grocery store bulletin boards, on local access television, and presentations to local city legislative meetings which are also viewed on public access channels. Social media avenues will also be developed and utilized. In an effort to target underserved populations, staff will contact the local Hispanic newspaper, submit a guest column and request that the meetings be added to the calendar of events. Staff will also distribute flyers to schools located in Environmental Justice Areas, the African American Club, Pasco C. NAACP, Black Caucus of Pasco Co., Senior Centers, Homelessness Prevention Task Force and the Pasco Co. Hispanic Chamber of Commerce. Pasco County Growth Management multi-lingual staff will be available for those experiencing language barriers, including hearing impaired. If citizen participation is low, continued efforts to encourage participation will occur by attending civic and fraternal organizational meetings (Rotary, Lions, Elks, Community Service groups, local nonprofit boards, etc.) and requesting those organizations hold workshops in lieu of their traditional meetings.

ii. Communicating Progress: The Coalition is committed to continuing to involve all members of the affected communities. The County created a Brownfield Advisory Board (BAB) in 2012 to serve the County's brownfield redevelopment program in an advisory and engagement capacity. The BAB's primary goal is broad-based grassroots involvement of community members from the targeted



community. The County also seeks both public input and professional assistance in the site selection process. Each site will be evaluated on a case by case basis, with special attention paid to those projects that are community based, community driven, and encourage redevelopment according to the Sustainable Communities model. The BAB will work to address the issues and concerns the community has about sites, assessment processes, or other brownfields issues. The BAB will assist in visioning and goal setting to establish community priorities for reuse of brownfields sites. It is the intent of the Coalition that the membership of the community-based organizations on the BAB will increase participation from all interested groups. Public meetings will be held quarterly in the first project year and then as-needed to: monitor progress, gather input from constituents on reuse, and inform the public of progress and results of program activities. All meetings and activities are publicized through the County website, local papers, meetings and communication tools of the BAB member organizations. The Coalition plans to maintain and expand communication to include local public access TV announcement and through the addition of a social media account for the project.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: FDEP provides regulatory oversight for all assessment and cleanup activities that are under the Florida Brownfields Cleanup Criteria Rule (Chapter 62-785 Florida Administrative Code). Pasco will coordinate with FDEP to: 1) insure Brownfields assessment/remediation activities are protective of public health and the environment; and 2) insure Brownfields assessment/remediation/ redevelopment activities engineering and institutional controls are entered into FDEP's registry so this information is available to the public and stakeholders. FDEP has submitted a letter of support for this project (attachment). The County will partner with /involve the Florida Department of Health – Pasco County Health Department to determine potential public health impacts from selected Brownfields redevelopment projects. The County will work extensively with FDEP and Brownfields experienced environmental consultant(s) as needed to ensure appropriate assessment and cleanup measures are being achieved.

ii. Other Government Partnerships: Pasco currently has in place a Brownfield Advisory Board (BAB), which is composed of planning and managerial staff members of the Cities of New Port Richey, Port Richey, Dade City, and Zephyrhills; Pasco County Health Department (Mike Napier, Director), Pasco County Utilities (Charles Ryburn, Project Manager), Pasco County Homelessness Coalition (Thomas Bruno, Treasurer), Pasco County Community Development (George Romagnoli, Director), Pasco County Planning and Development (Mary-Helen Duke, Planner II), Pasco County Sheriff's Office (Capt. Mike Jenkins), Pasco County Code Enforcement (Michah Tharpe, Manager), and Pasco Hernando Workforce Board (Jerome Salentino, Director). Pasco County has established a strategic alliance with Pasco Economic Development Council (PEDC), and the Cities of Dade City, and Zephyrhills, who were participants with Pasco's 2011 US EPA Brownfield Coalition Assessment Grant and this current application. The PEDC has assisted the County in development of its Brownfields process, documents, community outreach vehicles and program policy materials. Other state and federal agencies to which the Coalition may turn for financial or technical support include US Department of Agriculture, US Depts. of Defense/Office of Economic Adjustment and Transportation, Housing and Urban Development, Economic Development Administration, Enterprise Florida, Florida Department of Environmental Protection, Office of Greenways and Trails, Florida Department of Community Affairs, Community Development Block Grants Administration, Department of Emergency Management, the Governor's Department of Economic Opportunity (and of course the US EPA).

c. Partnerships with Community Organizations

i. Community Organization, Description and Role: The County has developed a network of community organizations throughout its Brownfields Program. The table below describes each:



Name	Type of Organization	Role Pledged
Florida Brownfields Association	Professional Organization	Technical Assistance, Serve on Advisory Boards, Outreach and Marketing
Pasco Economic Development Council	Economic Development Agency	Meeting space, Outreach, Identification of redevelopment projects and Serve on Advisory Boards
Port Richey Bayou Business Association	Professional Organization	Public Outreach, Identification of redevelopment projects
Main Street Port Richey	Civic Association	Marketing, promotion and will serve on committees
Medical Center of Trinity	Health Agency	Meeting space, Outreach, Identification of redevelopment projects and Serve on Advisory Boards
Zephyrhills Chamber of Commerce	Local Chamber of Commerce	Marketing to developers, Outreach through membership and identification of assessment sites
Colonial Hills Civic Association	Civic Association	Marketing through their newsletter and website and Identification of redevelopment projects
Wesley Chapel Chamber of Commerce	Local business organization	Site Identification and Public Outreach to 555 local members

To ensure meaningful community involvement and a continuous line of communication, community-based organizations (CBOs) were asked to select a representative to serve on the BAB to assist in identifying potential brownfields sites, help develop history of sites, publicize projects, explain goals of assessment and cleanup programs, and keep the community informed: participating CBO members are as follows: Pasco County United Way (Duggan Cooley, Director); Central Pasco Chamber of Commerce (Hope Allen, Executive Director), This board has been successful in identifying potential viable redevelopment projects.

ii. Letters of Commitment - see Appendices.

d. Partnerships with Workforce Development Programs

Pasco-Hernando Workforce Board is currently represented on the current Pasco County Brownfield Advisory Board and will continue to serve in support of this grant and brownfields redevelopment in the community. The (East Tampa) Corporation to Develop Communities (CDC) of Tampa, Inc., a 2014 EPA Environmental Job Training grant awardee, is located in the larger metro area, which Pasco constitutes a portion of the Metropolitan Statistical Area. However, East Tampa CDC's target community, is not a readily accessible site for commuting; nonetheless, Pasco will coordinate with the CDC to be mentored in strategies and methods for engaging the community of potential employees in the project areas. The Florida Department of Economic Opportunity operates CareerSource, which provides workforce board resources and employment/re-employment assistance. Their network of career development professionals works directly with Florida employers to align their demand for skilled talent with the needs of Floridians seeking employment and career development opportunities. The County will utilize the local workforce development agencies to promote local hiring on redevelopment projects.

4. Project Benefits

a. Welfare, Environment and Public Health Benefits

As shown in the Community Needs section of this proposal, rates of asthma, as well as health concerns related contamination from former gas stations/auto repair shops, dry cleaners, and abandoned industrial sites, are a priority in dealing with brownfield sites near the sensitive populations along US19/301 and in the adjacent Community Revitalization Areas. Assessment and cleanup of contaminated soil and groundwater will reduce the risk of exposure to related contaminants (metals, organics, VOCs, etc.). Pasco County and its many public and private providers, derives all public water supplies from the surficial aquifer system. In the targeted communities, this water supply is particularly susceptible to contamination due to the porosity of the aquifer substrate and its close proximity to the land surface. As previously mentioned, there are numerous leaking petroleum tanks as well as small



quantity generators listed within the targeted communities. Given the potential volume of chemical pollutants within the project areas, it is imperative to the health and well-being of the local population to continue assessment activities in the County. Hazardous chemicals are common at sites in Pasco – abandoned gas stations, dry cleaners, hazardous chemical storage areas, petroleum storage tanks and former industrial sites. In addition to contaminating groundwater and soils, these chemicals may off-gas from soils and groundwater and seep into the air of homes and commercial buildings. Source and groundwater cleanup will reduce the likelihood of exposure to VOCs, which may be directly related to public health impacts due to vapor intrusion likely in the types of older homes in the CRAs and along the 19 and 301 Corridors. As the CRAs consist of 90% residential inhabitants, the planned assessment activities, and anticipated associated redevelopment of sites, will especially help reduce exposure rates to the high concentrations of sensitive populations found in the targeted communities. Redevelopment of the underutilized sites in the County will attract new business that will create higher paying jobs in desirable fields. Revitalization of commercial areas in existing developments will reduce expansion into greenfield areas, and will reduce the rate of growth of highways and related traffic contributing to health impacts. Elimination of blight and an increase in economic opportunities for the community are vital activities needed in the overall effort to improve health outcomes. This proposed assessment project would be the first step in improving the lives of the County's residents

The Green Swamp, Pasco's eastern boundary, is an *Area of Critical State Concern* providing headwaters for five river systems (Withlacoochee, Oklawaha, Hillsborough, Peace, and Kissimmee) across three water management districts. Two of these systems provide critical fresh water inputs to federally designated National Estuary Program waterbody, while another is the principal freshwater source for Lake Okeechobee and the Everglades; the 560,000 acre Green Swamp is the potentiometric high (rising 132 ft.) for the principal ground water resources of the peninsula, the Floridan Aquifer, and allows underlying aquifer layers to recharge over an extended period. The Green Swamp supports about 330 species of wildlife (including 30+ threatened/endangered species) and is designated an *Important Bird Area* by the National Audubon Society. Southwest Florida Water Management District designated the whole swamp as the Green Swamp Wilderness Preserve to emphasize a significant statewide natural resource needing long-term protection. It is also a part of the statewide greenways system. Brownfields redevelopment in the proposed focus areas has the potential to improve the water quality from these systems through assessment (and future remediation) that will ultimately lead to improved water quality. The development and redevelopment of Brownfields will bring sustainable reuse and prevent creation of future brownfields, thus improving quality of life for communities, broadening prospects for future generations, and helping reduce resource consumption. Other benefits may be the creation of, preservation of or addition to a park, greenway, recreational property or other property used for nonprofit purposes. According to EPA, Brownfields sites tend to have greater location efficiency than alternative development scenarios. Cleanup and revitalization of properties in developed commercial/industrial areas will encourage the use of existing infrastructure and reduce sprawl into undeveloped areas. Results of five pilot studies show a 32%-57% reduction in vehicle miles traveled when development occurred at a brownfield site rather than a virgin site. Fewer vehicle miles traveled results in pollution emissions reductions. These same site comparisons show an estimated 47%-62% reduction of stormwater runoff for brownfield site development.

In May, 2013, The Pasco Board of County Commissioners adopted *The Pasco County Economic Development Strategic Plan 2013-2025*. Within that plan, a **Brownfield Community Redevelopment Program was outlined and a Sustainable Resources Sector was created** to address opportunities and challenges associated with brownfield redevelopment. This program was established pursuant to the Florida Brownfields Redevelopment Act and is designed to provide structure and guidance in administering the Florida Brownfield program, and programs available through the United States Environmental Protection Agency and the community redevelopment programs of the United States Department of Housing and Urban Development. The Sustainable Resources Sector Plan not only



recognizes the opportunity to create jobs through the restoration of brownfields or grayfields, but also the longer-term opportunity to create opportunities near rural, conservation or environmental preservation areas. Developing the sustainable resources sector can also include activities to restore and preserve the environment while enhancing cultural and recreational areas. As indicated in its strategic plan and through multiple leveraging resources (see section 2.c), Pasco County will incentivize property owners and developers to encourage the recycling of buildings and infrastructure as a cost savings measure, including environmental costs. In cases where demolition is required as part of the remediation plan, projects will be required to consider ways of incorporating construction and demolition materials recycling into the assessment, cleanup, or redevelopment of the brownfield site. As an example, if the site has buildings that need to be demolished, Pasco may provide incentives to developers that plan to recover and sell, donate, or reuse the uncontaminated usable materials rather than disposing of them in a landfill as part of adopted conservancy policies. The County and its partners are committed to sustainable redevelopment and will work with new and existing businesses to implement pollution prevention activities to minimize chances for future Brownfields creation. Redevelopment projects under the current codes will result in improved stormwater treatment, increased landscaping and open space areas, and will replace blight.

b. Economic and Community Benefits

Pasco County's sustainable strategy will implement environmental justice strategies with respect to development, implementation and enforcement of environmental laws, regulations, and policies. Long term outcomes and benefits as a result of the assessment and future redevelopment sites include both social and economic opportunities for a previously underserved community. The County's Brownfields program will support community-based and community-driven Brownfields redevelopment projects in previously underserved low income communities. With an unemployment rate of 5.6% and a poverty rate of over 14% in the County and at catastrophic rates in the CRAs (see section 1.a.ii), investment opportunities have been negligible. The assessment and redevelopment of sites along with County incentives for redevelopment can transform neglected areas into ones which support thriving businesses, affordable housing and equitable transportation options. Plans to create commercial centers for health and knowledge-based industrial sectors, as mentioned previously, will improve employment and healthcare opportunities for Pasco County residents, while providing new revenue sources for the County. As mentioned previously, the County's efforts to assess and clean-up contaminated brownfield properties will reduce the likelihood of harmful effects to natural habitats and water sources.

5. Programmatic Capability and Past Performance

a. Audit Findings: Pasco County received its independent auditor's report conducted by KPMG LLP for FY 2015. The audit was performed in accordance with auditing standards generally accepted in the United States of America; and consistent with OMB Circular A-133 and Chapter 10.550. No adverse findings were noted. FY2016 audit is still under review.

b. Programmatic Capability: Pasco County's staff has extensive environmental project management experience and has successfully managed many state and federal grants, including **more than \$1.5 million in EPA Brownfields grant funds**. The **Brownfields Project Manager** for the County is **Melanie Kendrick**, Pasco County Program Administrator, who has successfully managed the Pasco County EPA grants in the past. Kendrick will continue in this capacity for the proposed project. She has 20+ years of experience in program design/management, planning, communications, grant management, PR/marketing and grass roots community organization. **James Johnston** will serve as project **technical coordinator**. He has been Pasco County's Emergency Management, Hazardous Materials, and Homeland Security specialist for 15 years. He is Pasco County's representative on the Local Emergency Planning Committee (LEPC) serving as Training and Exercise Chairperson,



conducting inspections in support of the Hazards Analysis Program. **Development Services Core Accounting Team**, under direction of Jessica Blessner, Fiscal Services Manager for over 3 years, is responsible for the agency's accounting process for its annual operating budget of \$70+ million and **will coordinate all financial functions**. Pasco County ensures compliance by incorporating approved reporting systems, accounting procedures, providing internal audits, and following grant requirements. **Qualified Environmental Professional:** Through Florida's Consultants Competitive Negotiation Act (CCNA), Pasco County has procured Brownfields Consulting Services & Environmental Engineering Services from experienced brownfields firms to carry out tasks in past and future brownfields assessment grants. Procuring consultants under the CCNA is consistent with new federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes
Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments:

Previous Brownfield Grants				
Type	Original award	Year	Funds Remaining	Accomplishments
Cleanup – awarded to Pasco County	\$194,000	2015	\$24,000 remains	Final phase cleanup at site where Benzo(a)pyrene, Chromium, Arsenic and Barium impacts above residential direct exposure criteria. Will provide future home of Federally Qualified Health Center to provide medical, dental, pharmaceutical and vision services to a MUA community.
Community-Wide Assessment – awarded to Pasco County	\$400,000	2015	\$6,500 remains	30 Phase I ESAs; 8 Phase II ESAs and 9 generic and site-specific QAPPs have been completed Numerous residential properties assessed provided valuable tools (All Appropriate Inquiry as well as asbestos-containing materials data) to promote the redevelopment of underutilized/abandoned properties, and potential development of affordable housing.
Coalition Assessment – same partners	\$1,000,000	2011	\$5,000	Completion of 37 Phase I ESAs; 6 Phase II ESA; a site-specific Quality Assurance Project Plan (QAPP) and associated Health and Safety Plan. The Lacoochee Community Center assessment provided valuable environmental and geotechnical assessment data that directly-impacted the successful construction of the highly-anticipated community center. A Health Impact Assessment conducted within the Lacoochee Community offered valuable data for future uses of the community center, while also bringing attention to other health-related disparities for consideration as part of this community's renewal efforts.

2. Compliance with grant requirements: All projects moved in a timely manner in accordance with the workplan. All terms and conditions were met; all reports have been submitted and information entered in ACRES. The FY 2011 Coalition grant concluded on time and under budget. For both FY 2015 grants made to Pasco County, **activities were completed in less time than the allotted grant period and will be completed one year early.**

Appendix 3
Regional Priorities Form/Other Factors Checklist

Name of Applicant: Pasco County, Florida

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Not applicable

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. Dade City (partner)	2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	1, 4
Project is primarily focusing on Phase II assessments.	1, 2, 9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5, 6

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Pasco County, Florida
FY17 US EPA Brownfields Coalition Assessment Grant Application

Appendix A. Threshold

1. Applicant Eligibility. Pasco County is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 40CFR Part 31.1
2. Community Involvement. See Appendix C for Letters of Support.

Public participation is a key factor in the creation of and completion of a successful brownfields program. It is also an obstacle local governments often face. Pasco will review and revise its current Community Involvement Plan with informed experience from its last successful assessment project and input from the Coalition partners. To encourage as much participation as possible, public workshop notices will be placed at strategic locations where people gather. There will be notices posted in Pasco's public libraries, all governmental buildings, area laundromats, on Pasco County's website and in public buses, emailed via Chamber listservs, Chamber newsletters, faith based organizations, grocery store bulletin boards, on local access television, and presentations to local city legislative meetings which are also viewed on public access channels. Social media avenues will also be developed and utilized. In an effort to target underserved populations, staff will contact the local Hispanic newspaper, submit a guest column and request that the meetings be added to the calendar of events. Staff will also distribute flyers to schools located in Environmental Justice Areas, the African American Club, Pasco C. NAACP, Black Caucus of Pasco Co., Senior Centers, Homelessness Prevention Task Force and the Pasco Co. Hispanic Chamber of Commerce. Pasco County Growth Management multi-lingual staff will be available for those experiencing language barriers, including hearing impaired. If citizen participation is low, continued efforts to encourage participation will occur by attending civic and fraternal organizational meetings (Rotary, Lions, Elks, Community Service groups, local nonprofit boards, etc.) and requesting those organizations hold workshops in lieu of their traditional meetings.

3. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Pasco County, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000793

*** c. Organizational DUNS:**

0696779530000

d. Address:

*** Street1:**

8731 Citizens Drive, Suite 135

Street2:

*** City:**

New Port Richey

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

34654-5598

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Melanie

Middle Name:

*** Last Name:**

Kendrick

Suffix:

Title:

Program Administrator

Organizational Affiliation:

*** Telephone Number:**

727-815-7092

Fax Number:

*** Email:**

mkendrick@pascofl.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY17 Pasco County Coalition Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-12

* b. Program/Project

FL-12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Melanie

Middle Name:

* Last Name:

Kendrick

Suffix:

* Title:

Program Administrator

* Telephone Number:

727-815-7092

Fax Number:

* Email: mkendrick@pascocountyfl.net

* Signature of Authorized Representative:

Richard E Gehring

* Date Signed:

12/19/2016

**COMMISSIONERS:****ERIC F. HINSON**

District 1

ANTHONY O. VIEGBESIE, PH.D.

District 2

GENE MORGAN

District 3

BRENDA A. HOLT

District 4

SHERRIE D. TAYLOR

District 5

ROBERT M. PRESNELL
County Administrator**DAVID J. WEISS**
County Attorney

GADSDEN COUNTY

Board of County Commissioners

EDWARD J. BUTLER**GADSDEN COUNTY GOVERNMENTAL COMPLEX**

December 16, 2016

Ms. Barbara Alfano
 Region 4 Brownfields Coordinator
 U.S. Environmental Protection Agency
 Sam Nunn Atlanta Federal Center
 61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

Gadsden County, Florida is pleased to submit the enclosed application to the US EPA Brownfields Program for a Fiscal Year 2017 community-wide assessment grant in the amount of \$300,000 (\$150,000 for Hazardous Substances and \$150,000 for Petroleum).

Gadsden County borders on Georgia to the north and the Tallahassee, Florida Metropolitan Area to the east. Two major east west highways, US 90 and Interstate 10, divide the county. The area is interspersed with nearly 50 waterways and is bordered by the Apalachicola River to the west, by the Ochlocknee River and Lake Talquin (most of the shore line is part of Lake Talquin State Forest) to the east and south. The area's economy is based in both industry and agriculture; pulp and paper manufacturing creates wastewater discharge potentially leaving behind groundwater contamination. The mixed agricultural and industrial history has left such brownfield sites as mine-scarred lands, cattle dipping vat sites, former gasoline stations, agricultural impacted streams and surface water bodies, and a variety of other commercial and industrial operations. A shallow water table and high annual rainfall facilitate a direct pathway for contaminants to threaten Quincy's groundwater resources and drinking water (FDEP). These issues are further exacerbated by the extensive agricultural (with accompanying pesticides) fields prevalent throughout Gadsden County and the potential presence of hazardous and petroleum contaminants (which seep into groundwater) from Brownfields sites located within the community.

The County ranks 64 out of the state's 67 counties for poverty rates for children aged 0-17 and is the only county in Florida with a majority minority population. With the current lack of economic opportunities and the long history of industrial, mining and agricultural uses as well as pulp and paper manufacturing has left an indelible mark. Without these funds to start the necessary steps towards redevelopment, it is likely that the County will not be able to move forward on its own. Generational poverty and overwhelming lack of resources move us to ask for the assistance of the EPA.

a. Applicant Information:	Gadsden County, Florida 9-B East Jefferson Street P.O. Box 1799 Quincy, FL 32353
b. Funding Request:	<i>i.</i> Grant type: Assessment <i>ii.</i> Assessment type: Community-wide <i>iii.</i> Funds requested: \$300,000 <i>iv.</i> Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
c. Location:	City of Quincy, Gadsden County, Florida
d. Property Information:	Not applicable
e. Contacts:	<i>i.</i> Project Director: Sonya D. Burns, Gadsden County Brownfields Coordinator 9 East Jefferson Street PO Box 1799 Quincy, FL 32353-0488 (850) 875-8659 sburns@gadsdencountyfl.gov <i>ii.</i> Highest Ranking Elected Official: Brenda A. Holt, Chairperson 9-B East Jefferson Street P.O. Box 1799 Quincy, FL 32353-0488 (850) 875-8650 bholt@gadsdencountyfl.gov
i. Population:	<i>i.</i> Population: 46,036 <i>ii.</i> Target area population: 7,830 <i>iii.</i> Persistent poverty county: no (American Community Survey 2015; ERS County Typology 2015)

Gadsden County, Florida appreciates the opportunity to apply for EPA Brownfields Assessment funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact us.

Respectfully,



Brenda A. Holt, Chairperson
Gadsden County BOCC

1. Community Need

a. Target Area and Brownfields

i. Community and Target Area Descriptions: Gadsden County is located in Florida's panhandle, approximately halfway between Jacksonville and Pensacola, Gadsden County borders on Georgia to the north and the Tallahassee, Florida Metropolitan Area to the east. Two major east west highways, US 90 and Interstate 10, divide the county. The area is interspersed with nearly 50 waterways and is bordered by the Apalachicola River to the west, by the Ochlocknee River and Lake Talquin to the east and south. The targeted brownfield sites identified for this assessment project are in the City of Quincy. Quincy is the county seat and is located centrally in the County along US 90. Gadsden County was established in 1823 as the temporary state capitol. Shade tobacco (used as fine cigar wrapper) was the primary industry, but by 1977 the acreage devoted to tobacco declined from 6072 at the peak to 344, as the industry moved to South America and other foreign countries for cheaper labor and less regulation. Gadsden County's second big industry of the 19th century was Fuller's Earth, a specialty type of clay with uses in absorbents and filters. The community also has a long history with lumber, pulp and paper and textiles, as well as mining. At the turn of the 20th century, Coca-Cola began bottling locally. The area's economy is based in both industry and agriculture; Gadsden County is still one of the leading agricultural producers in northwest Florida producing corn, cotton, tomatoes, soybeans and other cash crops. Quincy, established in 1828, covers an area of 7.9 square miles and is home to a National Register historic district, comprised of 28 structures in a 16 block area. This area represents what Quincy was and could be again. Spanish moss drips from majestic Live Oak trees alongside white picket fences in front of once grand Victorian homes, an area ripe for Old Florida tourism and culture. Just around the corner from the County Seat stands the renovated Leaf Theater, Quincy's Music Hall, which was restored to its former glory by dedicated volunteers and local supporters, a sign of what can be accomplished here with adequate support. Local lore suggests that the theatre is haunted with the actors and staff of years gone by, but it is the ghost of former prosperity that now haunts the City. Quincy's early economy was based on agriculture, with slaves providing most of the hard labor until the end of the Civil War. The area still has a large African-American population. From the late 1960's to mid-70's the County experienced great social upheaval during the transition from a segregated to de-segregated community. Many white students left the public schools in protest (White, Florida State University, 2006). In the early 1980's to 90's the County began to experience immigration of Hispanic migrant farm workers, many of whom remained in Gadsden County and Quincy. A large percentage of the working class in Quincy commute daily to the state capital (a 40 minute one-way commute), Tallahassee, for government jobs or private jobs, which has left many once thriving small businesses in downtown Quincy vacant as daily commuters shop in Tallahassee/Leon County. As with many rural communities, the former industries that once formed the backbone of the economy cause unintended environmental, economic and social consequences upon their departure. **The entirety of the City of Quincy has previously been designated a State Brownfields Area**, according Florida Department of Environmental Protection (FLDEP) criteria. Initially, this project will focus on five sites within Quincy where redevelopment will best match the need of area residents.

ii. Demographic Information and indicators of need:

	City of Quincy	Gadsden County	Florida	USA
Population	7,830 ¹	46,036 ¹	20,271,272 ¹	321,418,820 ¹
Children	26.3% ¹	22.1% ¹	21.3% ¹	22.9% ¹
Female	50.8% ¹	52.5% ¹	51.1% ¹	50.8% ¹
Minority	79.7%¹	66.8%¹	44.7% ¹	36.3%¹
African-American	64.4%¹	55.4% ¹	16.8% ¹	13.3% ¹
Hispanic	13.9%¹	10.1% ¹	24.5% ¹	17.6% ¹
Poverty Rate	29.7%¹	25.6%¹	15.7% ¹	15.4% ¹
Unemployment	6.3% ³	6.3% ²	4.9% ²	5.0% ²
Per Capita Income	\$15,328¹	\$18,101¹	\$26,499 ¹	\$28,555¹
Median Household Income	\$31,588 ¹	\$36,314 ¹	\$47,212 ¹	\$53,482 ¹

¹ 2015 American Community Survey (www.census.gov); ² Bureau of Labor Statistics (www.bls.gov); ³ www.city-data.com

Quincy and Gadsden County are characterized by a high minority population percentage, predominantly African American and Hispanic. With a strong history of agricultural and mining jobs, wages have long been below national averages. The population is desperately poor and in need of new economic opportunities. Poverty rates are very high in Gadsden County and the targeted brownfields area of Quincy: the County ranks

64 out of the state's 67 counties for poverty rates for children aged 0-17 (www.ers.usda.gov). **There are 14 pre-k through 12th grade schools located in Quincy: 68% of students are black and 58.4% of students are eligible for a free lunch, a prime indicator of poverty (www.nces.ed.gov).** Ten percent of Quincy's adults have less than a high school education and another 16% percent did not graduate from high school compared with only the 13% of adults that have a bachelor's degree or higher. Twelve percent of the population is elderly and 40.9% of women are in their child-bearing years. **Such data indicates that nearly ALL of the residents of Quincy can be classified as sensitive populations.** Even those that have jobs are struggling; per capita income for Quincy is nearly half of the national average (ACS). And for those without jobs the employment situation is far from improving.

iii. Brownfields and Their Impacts: In the heart of the County, across from Quincy City Hall, lies two abandoned gas stations, pumps gone and repair bays empty. A shabby thrift store selling used clothes occupies part of the space where auto parts were once stored, **just one vivid example of why the City's entire 4,890 acres are designated a Brownfield Area (www.dep.state.fl.us).** Strip mining of Fuller's Earth had left a legacy of **hundreds of acres of mine-scarred lands in the City alone.** Pulp and Paper manufacturing potentially left behind groundwater contamination. The City's mixed agricultural and industrial history has left such brownfield sites as cattle dipping vat sites, gasoline stations, and a variety of other commercial and industrial operations. The chart below lists five potential sites in Quincy that have been identified to date:

Location	Prior Use/Current Conditions	Suspected Contaminant
Franklin & Adams Street	Prior -Laundromat; current abandoned lot	Hazardous
Highway 90 West	Prior - K&H T-Shirt	Hazardous
Florida Avenue	Prior - Higdon Industries Plant #2	Hazardous
Florida Avenue	Prior - Higdon Manufacturing Company	Hazardous
Highway 90 corner of Calhoun St	Prior - gas station; current - vacant	Hazardous & petroleum

Gadsden County received a prior brownfield assessment award in FY 2010 and the County has been successful in using these funds for assessments in other areas of the County opening the door to further project activities for those sites. These new sites are concentrated in Quincy (the targeted community). **For example the Higdon plant in the table above is adjacent to a large residential neighborhood and community center off of MLK Blvd, the Franklin and Adams site is in close proximity to residential areas and local houses of worship, the former K and H building is adjacent to a youth sports and recreation complex.** The citizens of Quincy are disproportionately impacted by pollutants as they go about their daily lives. These potentially contaminated properties add to the perceived negative environmental impacts (contaminated soils, groundwater, air), directly affecting the future development opportunities for the area. Access to these named sites has already been secured and is slated for future commercial redevelopment as mixed-use retail and office space with residential accommodations above. 2013 FDEP Database Search revealed a significant number of potentially contaminated sites in the limited land area of Quincy: 161 Storage Tanks (AST & UST) and 192 Registered Storage Tank Facilities are located within the area as per the database. Additionally 2 Solid Waste Landfills and 2 Dry Cleaning Sites are also located in close proximity to the above identified sites. Homefacts.com also listed **32 Leaking UST sites within the Quincy area.** Children and families in these areas face the very real possibility of contaminated drinking water, air born pollutants and remnants of chemicals in soil where they work, live and play.

b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts: The presence of brownfields and contamination has contributed disproportionately to the poverty and lack of opportunity in the targeted area of Quincy. The presence of mine scarred lands, abandoned industrial and agricultural sites contribute to blight and hinder potential investment and redevelopment. As seen in the demographic table above, the population experiences higher than average unemployment and lower than average wages for those who are able to find jobs.

The city of Quincy is bisected by both railways and US Highway 90 which impacts those residents without cars ability to access areas of the city where essential services are located. The mere presence of blight and abandoned properties also makes pedestrian travel hazardous and less desirable. The *2014 Quincy Downtown Master Plan* in compliance with the adopted *Gadsden County Comprehensive Plan*, identify a need for improved walkways, public parks and open spaces which can only be achieved by assessment and identification of

brownfields as a first step toward remediation and redevelopment.

It is clear that the health and welfare of at-risk populations are being impacted by blight from abandoned and underutilized brownfield properties in Quincy and Gadsden County. The crime rate in Gadsden County is almost **double national averages: violent crime is 401/100,000 compared to 214 nationally** (FL Dept. of Law Enforcement, 2013). In Quincy, the rates are worse: 564.8 is the average combined crime index for 2008 to 2013. The average US crime index is 295.2 ([www.City-data.com](http://www.city-data.com)). Abandoned properties identified on Highway 90, create locations where vagrants and gangs can congregate. Serious environmental justice infractions are being levied on this **minority-majority city** and project target area. Blighted sites affect the County's property tax base, which decreased by half a million dollars between 2010 and 2011, and after a brief period of improvement in 2013, is continuing to decline. Lack of potential revenue from abandoned and contaminated sites such as those located on Florida Avenue and at Franklin and Adams Streets, **lower the County's ability to provide services to the Community as well as contain lingering contaminants** which can be brought home on the feet of children who attend the nearby elementary school or attend the neighborhood church and travel through the vacant lots.. Brownfields in Quincy are an environmental, public health and economic burden on the community.

ii. Cumulative Environmental Issues: Gadsden County and the City of Quincy have a long history of industrial-including two cement plants, mining and agricultural uses as well as furniture, textile and pulp and paper manufacturing. Many of these industries have since left the community, eliminating those jobs and leaving their contamination behind. Throughout Gadsden County, the **FDEP has located 65 former Cattle Dipping Vat sites**, such as those at the Quincy Cattle Market, **which is located in the target area near to schools and residences**. Cattle were walked through these concrete troughs that were filled with an arsenic solution to kill ticks and control cattle fever. Other pesticides such as DDT were widely used. Under certain circumstances, the arsenic and other pesticides remaining presents environmental or public health hazards. Arsenic is also used industrially as an alloying agent and in the processing of glass, pigments, textiles, paper, and wood preservatives as well as hide tanning and, to a limited extent, in pesticides and feed additives – reflective of the industries that were located in Quincy such as the identified former Higdon and K & H T-shirt sites. **The remnants of these industries exist in close proximity to homes, schools and contaminate drinking water leaving vulnerable area residents at risk. The cement manufacturing plants produce airborne particulate pollution, dust and contaminants which impact local residents' health.** When found in ground water and soil, arsenic can be ingested through drinking-water and food (www.who.int), and these sites may be impacting potable water. The presence of this contaminant is likely due to previous and current industry and agricultural practices. The potential for run off impacting private and public water supplies used by the sensitive population groups in the City of Quincy, which is disproportionately minority, and impoverished creates a public health concern in this vulnerable population. Lack of economic resources and development leave residents trapped in a potentially hazardous area with little hope of resolution. Investors are reluctant to risk economic support in an area perceived as blighted thwarting redevelopment efforts.

Another remainder from the history of mining in the county is Fuller's Earth. Fuller's Earth is made through a process for making acid-activated bleaching earth from crude attapulgite clay. The process, which continues at the present time, involves treating such clay with low levels of activating acid, which are mixed with the dried and ground clay, or spray dried from slurries containing the clay-acid mixture. Potential environmental and public health impacts related to Fuller's Earth in Gadsden County include surface water runoff from the actual strip mined land and from air emissions particular matter emits into the air from the processing plant, located about one-half mile from downtown Quincy at the edge of a residential area. Older homes such as those found in the area lack proper seals and weather proofing to keep these particulates out. Production continues to discharge airborne pollutants and run off which discharges into Quincy Creek in areas where local residents still live and play impacting quality of life and the local environment.

With a strong history of tobacco farming in the community, there is a strong potential for contamination from the former use of pesticides. Herbicides, insecticides and fungicides are often used on timber producing properties. Sawmills and lumber processing have historically used a variety of chemical substances potentially hazardous to human health. Compounds of both short- and long-term toxicological significance are found in both the air emissions, and water effluent. In addition to brownfields, these environmental issues add to the disproportionate burden of pollution on this low income, minority-majority population which is an

environmental justice concern.

iii. Cumulative Public Health Impacts: The five sites identified for assessment within the City of Quincy contain the abandoned remnants of former furniture, lumber and textile manufacturing as well as deserted gas stations and dry cleaners all of which have left behind the potential for water, air and soil contamination. They are also in close proximity to the everyday needs of Quincy residents such as: homes (Highway 90 and Calhoun St, Franklin and Adams and the Higdon Properties); Gadsden Elementary Charter School (Highway 90 and Calhoun); a Youth Sports Complex (Highway 90 West) and various places of employment (all five sites). **This places a disproportionate burden of pollution on the following sensitive populations found in the area: minorities, children, and women of child bearing age, as well as low income and elderly.** These population groups are particularly and disproportionately subject to greater health risk from exposure to brownfields. The environment of brownfields is a source of environmental contamination and is also shown to increase the likelihood of crime and neighborhood divestment. Groundwater is the primary source of drinking water for Quincy and Gadsden County. These water resources are vulnerable to contamination because of the large areas of well-drained sandy soils overlying porous limestone. A shallow water table and high rainfall increase the potential for contamination to reach the ground water, which heighten the threat of contamination to Quincy's ground water resources and drinking water (Florida DEP). These issues are further exacerbated by the extensive agricultural (with accompanying pesticides) fields prevalent throughout Gadsden County and the potential presence of hazardous and petroleum contaminants such as likely contained at the identified sites located on Highway 90 within the City of Quincy. A prior cleanup site at the former Post & Lumber Preserving Company just east of Quincy found Dioxin, arsenic and PCB present in on site oils at concentrations above soil cleanup target levels for leachability to groundwater and direct contact from both commercial and residential land use (<http://www.dep.state.fl.us/water/groundwater/delineate.htm>). It is likely that the abandoned furniture making structure at the Higdon site would contain similar chemicals. DDT was widely used in agriculture, which was prevalent in the area. These chemicals/activities have the following impacts on human health:

Dioxin – Exposure of humans to high levels of dioxins may result in skin lesions and patchy darkening of the skin, altered liver function impairment of the immune system, the developing nervous system, the endocrine system and reproductive functions (www.who.int). Infant death rate in Gadsden County from 2012-2014 is 11.7 per 1,000 births compared to 6.1 in the state and preterm births are 15.7%. The neo-natal death rate is 7.4 per 1,000 live births compared to 4.0 in the state. (www.floridacharts.org; *city level data does not exist for Quincy as there is no local health department with capacity to collect data*) It is possible for dioxin to be exacerbating these rates, which emphasizes the need for assessment as industries located in the areas listed above used processes that likely contained dioxins. The location of former textile, wood and paper manufacturing near current elementary schools, sport facilities and residential neighborhoods increases the likelihood that residents have been exposed to Dioxin.

Arsenic – The symptoms of long-term exposure to high levels of inorganic arsenic (e.g. through drinking-water and food) are usually observed in the skin, and include pigmentation changes, skin lesions and hard patches on the palms and soles of the feet (hyperkeratosis). These occur after a minimum exposure of approximately five years and may be a precursor to skin cancer. In addition to skin cancer, long-term exposure to arsenic may also cause cancers of the bladder and lungs. The International Agency for Research on Cancer (IARC) has classified arsenic and arsenic compounds as carcinogenic to humans, and has also stated that arsenic in drinking-water is carcinogenic to humans (www.who.int). Gadsden County has staggeringly higher incidents of lung-cancer than the state: 85.6 per 100,000 versus 58.0. Again it is likely that arsenic would be found in the targeted sites due to the nature of industries formerly located there.

PCB - PCBs have been demonstrated to cause cancer, as well as a variety of other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system (epa.gov). In Gadsden County, the breast cancer age-adjusted death rate is in the least favorable quartile at 29.4 per 100,000 versus 20.2 in the state. Prostate cancer incidence rates are also astounding in the County at 186.3 incidents per 100,000 compared with 114.6 in the state overall. Paint, coatings, adhesives and solvents used in furniture and textile manufacturing are likely to leave behind PCB's.

DDT - People exposed to DDT while working with the chemical or by accidental exposure report prickling sensations of the mouth, nausea, dizziness, confusion, headache, lethargy, incoordination, and tremors

(epa.gov).

Fuller's Earth Mining – creates dust which irritates the upper respiratory system. Asthma hospitalization rates are higher in the county than in the state at 713.7 hospitalizations per 100,000 compared to 664.8.

Potential hazardous substance and petroleum contamination on brownfield sites such as those likely found at the abandoned Higdon Industries sites may aggravate the public health issues in the community. As the only majority African-American county in Florida, Gadsden County has a long history of racial and ethnic disparities in health. The Center for Disease Control cites that, when compared to white women, **African American women are 34% more likely to die of breast cancer and 4.5 times more likely to have an asthma-related emergency room visit** (www.cdc.gov). The residents face extremely high rates of deaths related to obesity, stroke, heart failure, cancer, diabetes, and asthma, which may be related to the environmental contamination and exposure to hazardous substances from the numerous brownfields in the community. Living, working and worshipping in close proximity to brownfields, a reality for the residents of the above identified sites, exposes Quincy residents to exposure in drinking water, through dust and dirt tracked into their homes or elementary schools by children walking to and from school and contributes to the disproportionate health burdens faced by the sensitive populations present in the area. Compounding the health concerns confronting Gadsden residents is the lack of medical and dental care available in the area. **Gadsden County has been designated a Medically Underserved Area** by the U.S. Department of Health and Human Services, indicating a shortage of providers available to meet the needs of economically/culturally disadvantaged people. **The DOH gave the County a score of only 53.70 on a scale of 0-100, based on physician accessibility, health statistics, and sensitive population totals.** The latest results from County Health show that in Gadsden County 20% of the population did not see a doctor because of cost concerns. Florida Charts show a rate of 14.5 physicians and 16.6 dentists per 100,000 residents for Gadsden County, vastly below Florida averages of 24.5 physicians and 54.0 dentists/100,000. **Gadsden County ranks 63 of the 67 Florida counties in overall health rankings with residents of Gadsden County are less healthy than the average Floridian in 13 out of 15 categories** (countyhealthrankings.org). The cumulative environmental, public health and welfare threats discussed above disproportionately impact the sensitive populations of Quincy.

c. Financial Need

i. Economic Conditions: In this targeted brownfields community, residents are also subject to higher rates of poverty and substandard housing conditions. As 29.7 % of City residents live below the poverty level, one of the largest struggles is housing. The City's per capita income is only \$ 15,328, nearly half of the national average of \$28,555. Quincy has seen a sharp decline in employment within the industries of timber, lumber, pulp and paper and agriculture (ACS 2010-15) Between 2005 and 2009 the three primary forestry sectors of wood manufacturing, paper manufacturing and forestry/logging lost more than 110,000 jobs in the southern U.S. (<http://www.forestprod.org>). **The nearest metropolitan area is Tallahassee, 25 miles southeast of Quincy.** According to a July 2013 *USA Today* article, the Tallahassee Metropolitan Statistical Area lost over 3,600 jobs since 2010. The articles also states that economic experts predict that even Tallahassee won't recover all of its jobs until 2019. In summary the people of Gadsden County and the City of Quincy are majority-minority, have very high poverty rates, low per capita income and high rates of unemployment. Layoffs at major agricultural companies in the area have further affected the economic outlook. The chart below illustrates significant layoffs in this small community in recent years.

Company Name	Layoff Date	Employees Affected	Industry
Quincy Farms, Inc.	01/09/09 - 02/01/09	490	Agriculture, Forestry, Fishing and Hunting
Imperial Nurseries	05/29/09 - 08/31/09	52	Agriculture, Forestry, Fishing and Hunting
CCA Management	07/31/10	280	Waste Management and Remediation Services
Quincy Joist	06/29/13 - 06/29/13	50	Manufacturing
Total		872	

Quincy Layoffs from FL Department of Economic Opportunity, Office of Workforce Services - REACT Unit, 2008-15

Compounding this is the lack of a state income tax, which means that revenue from property taxes (which

Gadsden County lacks) are the primary revenue source for municipalities. This assessment grant will provide much needed funding to a County whose tax base continues to decline. **The County's tax base decreased by 2% last year to \$240,383** (*Gadsden County FY 2015 Final Adopted Budget*.)

The County has two active Community Redevelopment Agencies (CRA) in Quincy. The mission of CRAs is to revitalize areas that are considered slum, blighted, and deteriorated. A large number of dwellings within the Quincy CRA boundary are non-conforming to building code standards. Approximately 60% of the area's housing stock was built before 1960. There are also several city-owned properties that were once used for industrial purposes and a thirty-five acre former landfill adjacent to residential areas that has been abandoned for over 20 years. Quincy's CRA is currently addressing the shortage of affordable housing for residents of low to moderate income including the elderly. This assessment project could hasten efforts to identify land suitable for redevelopment into mixed use or affordable housing projects. Gadsden County and the City of Quincy have suffered job losses in its primary industries as noted in section 1.a.i.

ii. Economic Effects of Brownfields: The poverty rate and low incomes of the citizens of Gadsden County, and the target area Quincy, are clearly evident in the demographic table above. Abandoned and vacant brownfield properties are one more disadvantage for an already disadvantaged community, blocking redevelopment and resulting in a lowered ad valorem tax base. In 2011, ad valorem tax revenues fell to a six-year low of \$872,142. In the last four years, the revenue has only recovered to \$971,900 – only a few thousand more than rates in 2010. The prolific presence of brownfields also adversely affects property rates. The median value of owner occupied housing in Quincy is \$99,999 versus a Florida average of \$153,300. Out of the 3,113 occupied housing units in the City, substandard units include 55 units without complete plumbing facilities and 142 lacking kitchen facilities. (*U.S. Census Bureau, 2009-2013 ACS*).

The presence and stigma of multiple brownfields sites and the resultant inability to redevelop the targeted project area creates a continuing cycle of poverty with no jobs or prospects of new jobs being created locally. This contributes to higher unemployment and loss of economic opportunities for the community. Since Brownfields are pervasive in the City, little new employment opportunities exist; meanwhile, unemployment rates in the two neighboring counties (Leon and Wakulla) are much lower than in Gadsden, reflecting a need for Quincy residents to commute for jobs and thus costing workers more to get to work (US Department of Labor). Since a large portion of Quincy is described by the USDA as a low vehicle access community (19.7% of households are without vehicles), the chances of the unemployed working outside of the community are greatly diminished thus compounding the need for business/employment opportunities in the targeted brownfields community. And for such as rural population, HUD reports that nearly 700 public school students are considered homeless in the County, which further points to the area's economic desperation, and also reports that over 40% of homelessness in the State is attributed to financial hardship (HUD, CAPER 2014).

Abandoned or dilapidated buildings on brownfield sites show neglect and an opportunity for crime. Public safety is an issue as these neglected sites become a breeding ground for illegal activities. Brownfields drain local economies and take a serious toll, especially in low-income neighborhoods that suffer from a disproportionate number of brownfield sites like Quincy. Fighting crime in Quincy costs an unbelievable burden. The City maintains a staff of 16 officers and nine administrators and support staff, which represents 25% of the City's FY 2015 budget; but this amount of resources must be maintained to assist the law-abiding residents of the City. Many of these negative impacts could be transformed into viable, community-based redevelopment projects, thus, turning around the current negative economic impacts of these abandoned properties. Opportunities arise from the redevelopment and revitalization of sites, from initial jobs created at assessment, through cleanup, site redevelopment, construction of new buildings, and finally the opening of a new business on a previously blighted site. With a high unemployment rate and a very low per capita income, the residents of Gadsden County desperately need the jobs that this redevelopment would offer.

2. Project Description and Feasibility of Success

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization plans: Gadsden County is requesting \$300,000 in assessment funding (\$150,000 for Hazardous Substances and \$150,000 for Petroleum) to perform community wide hazardous substance and petroleum assessments first on five sites highlighted above and then at sites identified throughout Quincy as identified with input from the public. As defined in the *2015 Quincy Downtown*

Master Plan and in compliance with the adopted *Gadsden County Comprehensive Plan*, brownfields assessment and redevelopment planning is focused on mixed-use environment with improved walkability that preserves and enhances historic resources while providing sustainable job and economic opportunities. The Comprehensive Plan calls for the development of light industry and entrepreneurial business opportunities at locations, such as the Quincy Business Park, that promote flexible, sustainable development that utilizes existing infrastructure to insure job growth and equitable opportunities for at-risk communities. The plan also identifies a need for open space, parks and recreational areas to promote quality of life for local residents. These revitalization plans will help direct assessment prioritization and cleanup planning. The focus of the project is to provide environmental assessments and cleanup planning to encourage community redevelopment and resulting living wage employment. Upon successful completion of assessment and any needed remediation, the County will begin the redevelopment process on the identified brownfield sites. Brownfields assessment funding will also provide some of the planning resources necessary to encourage community-driven redevelopment projects, such as affordable housing, open space and neighborhood recreational facilities, making Gadsden County and Quincy more desirable places to work and live.

Gadsden County successfully completed a FY 2010 Brownfields Assessment Grant. While the previous grant work was community wide and located throughout the County, funding for this grant will be used to complete assessment of sites specific to the City of Quincy. The County anticipates garnering widespread community involvement by conducting extensive public outreach to area residents, business and other stakeholders.

ii. Timing and Implementation: The new grant will be managed from the same office that successfully managed the FY10 grant, Gadsden County's Planning and Community Development Department.

(a) Contractor procurement will be completed no later than four months after notification of a successful grant proposal in full compliance with state and new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Gadsden County will serve as the overall grant manager and will monitor the services of the professional consulting firm in compliance with all grant conditions. The Planning and Community Development Department, working with the City's attorney and the contractor/consultant, will also be responsible for obtaining site access for sites not yet identified that may come to our attention from community input. The County will complete this project within the three-year time frame. A tentative workplan schedule is: **Months 0-8, (and as approved by EPA, prior to award)** : Grant award; Workplan revisions submitted within 60 days; Request for Proposal for contractor; Contractor selected; Consultant contract executed; Kick-off meetings with County, EPA, State; Initial meeting with CBOs and public; Quarterly Reports; Revisit reporting protocol with staff; Brownfields conference; Establish preliminary training schedule. Create written Community Involvement Plan. **Months 4-12:** Site Selection Priority Process established and implemented; Site Inventory activities; Phase I activities initiated on high priority sites; Endangered Species Act and National Historic Preservation Act assessments are initiated; ACRES forms are completed within 30 days of site ID or grant execution; QAPP and SAP submitted to EPA/State; 3 public meetings; Assess to ensure on target to meet set year end goals; Phase I reports are being finalized/ACRES forms are being updated; **Year 2:** Phase I planning to Phase II initiation cycle repeats Year One; Sampling & Analysis Plans (SAPs) submitted to EPA/State for each property; Begin clean-up planning on sites where cleanup funds may be desired; 2 public meetings; Submit to EPA/State of FL for review; Begin securing financial support for cleanup. **Year 3:** 1 public meeting; Final expenditures to be made; Final activities completed; final data and reports; ACRES input finalized; Closeout and final reporting. See a more detailed description of the site selection process below.

(b) Site Identification: Firstly, Gadsden County's Brownfields Advisory Committee has established a simple process whereby individual residents or community groups can nominate a site to be considered a brownfield site. The process is readily accessible on the County's brownfield website. The County established this process to guarantee that the public has a significant role in the brownfields development from the start. The County's Brownfield Advisory Committee (BAC) consists of 9 members who are from groups such as the Gadsden County Department of Health, County Chamber of Commerce, Gadsden County School Board as well as City of Quincy residents and business owners. In order to ensure maximum civic engagement, the BAC will seek to maintain a committee membership made up of local business leaders, non-governmental organizations, and residents of the Brownfield Redevelopment Areas to evaluate candidate sites and recommend said sites to the

Board pursuant to the Tier 1 and 2 selection criteria. A potential site must satisfy a majority of Tier 1 criteria to be considered eligible. Sites would then be prioritized and ranked by Tier 2 criteria. To facilitate obtaining site access the County's consultants will meet with and explain the brownfields process and the benefits of participation to site owners and/or prospective purchasers. The County's attorney will be utilized as needed.

Tier 1 Criteria

Municipal Ownership Development Potential

Legal Status regarding *Access* to the Property Level of Threat to Public Health and Safety

Consistency of Site Redevelopment with Municipal Zoning and Gadsden County Comprehensive Plan

Availability of off-site public/private utilities and public services

Clean-up cost and nature of contamination relative to post-development value

Readiness of Redevelopment Plans, with priority given to CRA redevelopment activity

Transportation access to the site Level of Other Environmental Risk

Feasibility/probability of remediation

Soundness of on-site conditions: utilities, buildings, other structures, drainage

Suitability of site as public greenspace

Tier 2 Criteria

Environmental Justice Benefits of Redevelopment Participation by other Funders toward Clean-Up and Redevelopment

Magnitude of Value added to Property Value by the use of Brownfields Funds

On-Site and Neighborhood Historic Preservation

Benefits of Redevelopment

Job Creation by Redevelopment

Housing Benefits of Redevelopment

Other Enhancements to Quality of Life, e.g. Greenspace, Recreation, Character, etc.

(c) Obtaining and securing site access – The County has notified the owners of the targeted properties that are located in the project area that they have applied for Federal Brownfields funding to facilitate assessment activities. The City has in place a “site access agreement” that will be distributed to the site owners upon notification of award.

b. Task Descriptions and Budget Table

i. Task 1 – Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: Ten (10) ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000; One (1) Generic Quality Assurance Plan (QAPP) @ \$6,500, five (5) Site Specific-QAPPs @ \$3,500 each for a total of \$17,500; Five (5) Phase II's @ an average cost \$32,200 for each site for a total of \$161,000. Assessment total approximately: \$220,000 @50% petroleum/50% hazardous substances). Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s). Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

Task 2 Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes \$40,000 has been earmarked for this project task. (@50% hazardous substances/50% petroleum).

Task 3 – Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. \$8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. \$4,000 is budgeted for printing. \$14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charrettes, & visioning sessions – totaling \$26,000. (@50% hazardous /50% petroleum).

Task 4 – Programmatic Support – The Brownfields Coordinator, Sonya Burns will directly oversee grant implementation and administration and, as necessary and in support of its activities. The County has secured contractual support to ensure compliance with EPA cooperative agreement terms & conditions. The Consultant

will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$14,000 is budgeted for contractual program support.

ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Petroleum Products					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Grand Total	\$220,000	\$40,000	\$26,000	\$14,000	\$300,000

c. Ability to Leverage – see attachments for leverage letter

Gadsden County will utilize the Assessment Grant as one component of a multi-layered incentive approach for redevelopment. The County managed \$11,712,324.28 in FY15 federal and state grant funds. In addition, the County is currently preparing a Community Development Block grant application to support housing and redevelopment efforts. The City of Quincy is an Enterprise Zone in Gadsden County targeted for economic revitalization and to encourage economic growth and investment by offering tax advantages and incentives to businesses locating within the zone boundaries. A primary layer of incentives for private sector investment is provided by the **Florida Brownfields Program** and includes: **Florida Department of Environmental Protection Voluntary Cleanup Tax Credit Program** and **Brownfield Liability Protections**, Florida's Department of Revenue offers a **Brownfield Building Materials Sales Tax Refund**, Florida's Office of Tourism, Trade and Economic Development offers **Brownfield Job Bonus Refund**, **Brownfield Loan Guarantee Program** and a **Brownfield Redevelopment Bonus Incentive**. These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects. Additionally, Gadsden County can access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment Assistance for any additional assessments needed and limited source removal activities. **Gadsden County will consider time and efforts of its employees in the project as in-kind leveraged resources.**

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan: Gadsden County will fully engage all members of the affected communities in the brownfield redevelopment process, not those just adjacent to specific sites. Public meetings and information sessions will be held to communicate information and to solicit questions and input from the community. Bulletin Boards, white boards and sticky notes will be available at public brainstorming sessions to allow community residents input without needing to engage in speaking in public. The achievement of certain project milestones or discovery of new information may warrant a more formal public meeting with presentations of technical information. During ongoing work, less formal information sessions will be held to keep the community informed of progress, answer resident questions about ongoing work, and obtain information about the resident perceptions and concerns. A minimum of six meetings will be conducted over the life of the assessment project. The Brownfields Advisory Committee, which consists of affiliates of local

community-based organizations (CBOs), was established in 2010 and assists with planning and implementation. Brownfields Advisory Committee members, who are from groups such as the Gadsden County Department of Health, County Chamber of Commerce, Gadsden County School Board as well as City of Quincy residents and business owners, take part in locating and chronicling brownfield sites provide input on cleanup decisions and reuse planning and informing the public of events and goals related to the project. These individuals in addition to serving a professional capacity, represent local citizens as well due to their living and working with the City of Quincy. The County and the Advisory Committee will also work closely with the City of Quincy for their input on brownfield site identification, potential projects and priorities and will take the lead on developing a formal written community involvement plan, which will include methods of communication, meeting schedules, and details on how the community can provide written and in-person feedback. The Brownfields Advisory Committee will work closely with community leaders to address any questions or concerns citizens may have about sites and assessment processes, and solicit community on site identification and prioritization, sites targeted for cleanup and cleanup/reuse planning. Its objective will be to provide vision and goal setting for the reuse of brownfield sites, while stimulating broad-based grassroots participation of the affected communities. Community-based partners will be charged with the task of increasing involvement of all local stakeholders, focusing on the target area (City of Quincy). Bi-annual public forums will be held to update the community on potential reuse of brownfield sites, to inform them of the progress and results of program activities and to seek public input on site selection/prioritization, cleanup decisions and reuse planning. All redevelopment generated by these brownfields assessment will be in line with Gadsden County's Comprehensive Plan, which includes both a commitment to seeking brownfields funding for assessment of the identified sites as well as plans for redevelopment in line with responsible future land use. This plan is publically posted on the County's website. The County Comprehensive Plan is a blueprint, adopted to guide economic growth, development of land, resource protection, and provision of public services and facilities in Gadsden County. The Plan implements the community's vision through a series of Plan Elements that provide a framework for development in order to maintain and achieve the quality of life desired by residents and business owners.

ii. Communicating Progress: A mailing list, email list and community distribution sites will be established to distribute fact sheets, site updates, invitations to public meetings and events and other site-related information to the community. The availability of multiple ways to receive communication will benefit those who prefer electronic, traditional postal and in person communication equally. All documents are written in non-technical language and are typically prepared to coincide with important developments. In addition to being distributed to individuals on the email or mailing lists, fact sheets and project updates are also placed in the information repository and posted on City of Quincy and County social media accounts. Documents including project fact sheets, technical reports, the CIP, and other documents will be kept at a central repository in the Quincy Public Library. Information repositories provide residents with local access to site information in forms that can be easily read and photocopied for future use. Additionally community locations such as churches and schools will also serve as in person distribution sites for information as they are easily accessible to residents of the targeted areas. The County will prepare and release announcements to local newspapers and television media to provide information about events such as opportunities for public input, significant investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. Copies of the releases and notices will also be available in the Information Repository and on the project webpage. All written materials (including e-materials) will be in both English and Spanish. Interpreters will be present at public forums. The County and its consultant will be sensitive to education levels and other barriers to effective communication when developing all materials and planning for meetings. The County will maintain and provide a link on their website with Brownfields Program status, updates and meetings in both English and Spanish.

b. Partnerships with Government Agencies.

i. Local/State/Tribal Environmental Authority: Gadsden County has a long and positive relationship working with local, state, and federal agencies, particularly the Florida Department of Environmental Protection (FDEP). The FDEP has regulatory responsibility for brownfields and petroleum/hazardous site cleanup in Florida and oversees the State's Brownfields Redevelopment Program, including related incentive mechanisms. The Gadsden County Brownfields Coordinator has a longtime established relationship with the FDEP

Brownfields Program managers who will provide technical and scientific support to the project. FDEP will be asked to determine site eligibility and, for those sites moving forward to cleanup, access to the state voluntary program. The primary goals of Florida's Brownfield Redevelopment Act are directly aligned with the goals of this proposal: to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards; create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites; derive cleanup target levels; and provide the opportunity for Environmental Equity and Justice. Any cleanup activities will be conducted with state oversight and developers will be encouraged to take advantage of FDEP's voluntary cleanup brownfield incentives, through tax credits.

Besides the FDEP, Gadsden County will work closely with the County Health Department who will assist with community engagement and education on public health, providing technical assistance if necessary, and promote efforts to improve the health of residents in the City of Quincy and address environmental justice to reduce health disparities in the County.

ii. Other Relevant Governmental Partnerships

Gadsden County has established a strategic alliance with the City of Quincy, which is the County Seat, and will work collaboratively in all aspects of the project. Other state and federal agencies to which the County may turn for financial or technical support include US Department of Agriculture, US Dept. of Transportation, Housing and Urban Development, Economic Development Administration, Enterprise Florida, Florida Department of Environmental Protection, Office of Greenways and Trails, Florida Department of Community Affairs, Community Development Block Grants Administration, Department of Emergency Management, the Governor's Office of Tourism, Trade and Economic Development and of course the US EPA. These agencies play a significant part in the success of Brownfields redevelopment as sources of possible funding, program marketing or technical assistance. The County will also work with the Gadsden County Health Department to insure the health and welfare of project area residents. The Apalachee Regional Planning Council will assist the County in an advisory capacity. The Gadsden County School District will play a role in community outreach and meeting facilitation. The Quincy Community Redevelopment Agency will play an active role in redevelopment planning and recruitment of potential developers as well as community outreach.

c. **Partnerships with Community Organizations (COs)**

i. Community Organization Description & Role

Community Organization	Description	Role Pledged
Florida Brownfields Association	Non-profit	Technical assistance, Outreach, Marketing and Serve on Committees
Women Missionary Society	Non-profit	Marketing and outreach
Chattahoochee Main St. Inc.	Historic Preservation	Advisory assistance for historic sites and liaison to FL Main St Community efforts
Lonyell Black	Concerned Citizen	Will serve on Advisory Committee
Talquin Electric Cooperative	Non-profit	Advisory assistance and serve on committees
Dewberry Preble-Rish	Local Business	Will provide volunteer support with cost-estimating and mapping but will also serve on committees
Gadsden Arts Center	Non-Profit	Serve on committees
Habitat for Humanity	Non-profit	Outreach, Marketing and Serve on Committees and will assist with identification of potential developers

ii. Letters of Commitment -Letters of support and commitment from stake holders, community members and community-based organizations are attached. Letters include those from a concerned citizen who supports the project.

d. **Partnerships with Workforce Development Programs:**

The County will coordinate project activities with **WORKFORCE *plus***, the workforce development board and training provider for Gadsden County. Using the State's Brownfield Job Bonus Refund of \$2500 tax refund/for each new job created; the County will enhance local employment opportunities. Short term employment opportunities provided during the assessment and remediation of brownfields and the ongoing

jobs associated with construction of redevelopment projects would help local underemployed and unemployed agricultural and mining workers through retraining and the opening of job opportunities. Providing environmental assessments and technical assistance that encourage community redevelopment and create living wage employment will be a main focus of the project. This project, and follow-up cleanup and redevelopment activities, is expected to assist with the creation of jobs, both temporary (cleanup, demolition, construction, etc.) and permanent (as redevelopment encourages new businesses) as well as generation of wages and increased consumer power.

4. Project Benefits

a. Welfare, Environmental and Public Health Benefits

i. **Public Health and Welfare Benefits:** The following environmental, public health and social benefits will be realized as a result of the implementation of this brownfield assessment program:

- Removal of identified contaminants and reduction of public exposure;
- Prevention of future pollution, reducing the risk of future exposures;
- Removal of blight and the current stigma associated with contaminated properties resulting in an improved community image and a renewed sense of community pride;
- Clean properties available for recreational facilities and promotion of healthy activities/exercise;
- Clean properties available for Health Clinics and other targeted revitalization opportunities;
- Increased opportunities for the provision of quality, affordable housing;
- Improved public infrastructure, including transportation improvements, street lighting and sidewalks promoting public safety; and
- Promotion of equitable development and environmental justice in redevelopment efforts.

Assessments in the target community (Quincy city limits) will be performed with care and attention given to nearby and sensitive populations to ensure that residents are neither further exposed nor displaced during environmental activities (including planned cleanup activities). The Gadsden County Health Department will help assess the risk from brownfield sites and identify resources and a strategy to improve healthcare access. By immediate response to the findings of environmental assessments, the County hopes to eliminate potential soil, groundwater, the sole source of the area's drinking water, and surface water contamination, which will reduce potential public health problems such as cancer, asthma, or birth defects in the surrounding population. It is anticipated that many of these brownfield sites may offer an opportunity for recreation and open space uses. Studies have shown that increased recreational lands and open space encourage healthy activities. **In Gadsden County only 7% of the population lives within ½ mile of a park, as compared to 31% of the state's population** (www.countyhealthrankings.org). If awarded assessment funding, the County plans to begin addressing some of these difficult community-wide health issues potentially through creation of new recreational areas that will provide residents, who may not have previously had access to park/bike trails, with the opportunity for increased physical activity.

Improvements due to assessments lead to increased access to health care, through creation of jobs, increasing income and employer paid insurance. Housing will also be addressed as contaminants in close proximity to residential areas are assessed and plans made for remediation. Brownfield assessments will encourage community-driven redevelopment projects. Social benefits will be realized as these properties gain productive reuse, including local employment opportunities, strengthen disadvantaged and blighted neighborhoods by addressing the longstanding contamination issues and creating the opportunity for the growth of new businesses in the community. Quincy has suffered a disproportionate negative environmental impact from the presence of abandoned gas stations, underground tank storage sites, dry cleaners, automotive repair facilities, and automotive dealerships. Improving the physical environment will have a direct impact on environmental health by: eliminating or reducing release of contaminants to the environment; focusing on revitalization and reuse of existing developed areas with existing infrastructure thus eliminating sprawl and development in greenfields (natural or agricultural) lands; eliminating runoff to area streams; and eliminating/reducing contaminants entering the groundwater from which the County derives all of its drinking water. Gadsden County will further emphasize environmental and community health through the transformation of blighted and contaminated properties into opportunities for greenspace and recreational projects. As was mentioned earlier, the County has a long history of industrial, mining and agricultural uses as

well as pulp and paper manufacturing, making many of the identified sites unappealing for redevelopment without significant remediation. Using assessment for this purpose is directly aligned with the Gadsden County Comprehensive Assessment (adopted August 2014), objective 6.4: “The County shall ensure the provision of open space in the development process. This requirement shall apply to the development of new projects or the redevelopment of existing sites under a new use.”

Florida is one of only a handful of states in the nation where comprehensive planning is statutorily mandated, the enforcement of which trumps all other land use laws and regulations. Benefits of brownfield redevelopment in Gadsden consistent with Florida planning requirements will include: Reuse of existing infrastructure for redevelopment with lower infrastructure costs; Enhanced energy efficiency and use of alternative, renewable energy sources; Reductions in runoff and improved stormwater management; Improved pollution control and air quality; Reduced water usage; Increased greenspace, and the use of sustainable development practices such as the use of recycled construction materials and installation of energy efficiency design elements. A recent sustainable success story in Quincy is that the city’s Redevelopment Agency has entered into a partnership agreement with Rebuild America to weatherize and improve vacant, abandoned, and underutilized buildings in the Central Business District, Historic District, and Main Street. The goal of this project is to reduce energy usage by 10-15%. New development will be done in accordance with current planning and zoning requirements to minimize chances for future environmental degradation. The County will replace blighted sites developed under antiquated requirements with sustainable, environmentally sound projects. Currently, Gadsden County is in the process of updating building development code/ordinances.

These regulations will ensure that new development and redevelopment activities incorporate up-to-date standards for environmental efficiency/sustainability. Under the new code, business development and planning will include improved stormwater treatment, increased green/open spaces, and zoning requirements that will replace blight with aesthetically and environmentally pleasing projects. This assessment request is directly aligned with the County’s Comprehensive Plan (adopted August 2014) and particularly Goals 3a: To encourage and promote the availability of affordable, safe, and sanitary housing to meet the needs of the existing and projected population; and 3b: Promote the elimination of substandard housing stock. The City of Quincy’s overall goal for brownfield redevelopment is transformation into viable economic and community redevelopment projects through the efficient use of urban land, which contributes to the public’s health, safety and general welfare. This effort will assist with sustainable growth and apply federal transportation, water infrastructure, housing, and other investments in an integrated approach.

b. Economic and Community Benefits

i. **Economic and Non-Economic Benefits:** Brownfields Assessment funding will provide opportunities for redevelopment of brownfields to viable economic development and housing projects that will **create jobs and expand the local tax base**. Upon the successful completion of assessment and remediation services, the County will be able to begin the redevelopment process on current brownfield sites, particularly those in the once-thriving downtown Quincy. For example, the former Higdon sites are slated for commercial development such as a grocery store and distribution center. Sites in the downtown area will be developed for mixed-use retail and residential. The community will have improved site information available for communications with prospective developers to spur their investments in the community. Quincy would greatly benefit from the increased tax base and renewed economy brought about by redevelopment of these sites and result in improved tax revenues. Such an increase would afford the City the opportunity to enhance public services, public health and enhance continued redevelopment efforts. Sites identified from the 2010 assessment grant, such as an abandoned gas station have been redeveloped and reopened as commercial properties showing the potential for increased economic investment within the City of Quincy.

National statistics show that up to 33% of assessments reveal no cleanup is needed. This quick removal of uncertainty, will incentivize developers, and remove the fear and stigma of blight with relatively little effort/cost. Reduction of blight and the opportunity for redevelopment will pave the way for new business growth that promotes economic revitalization, which will have wide ranging financial and quality of life effects, allowing the City resources to increase health through improvements to air and water quality through greenspace, job prospects leading to health insurance for more residents, increased recreational amenities contributing to a healthier population and lower health care costs and increased purchasing power leading to regrowth of the area’s small local businesses and overall consumer economy.

5. Programmatic Capability and Past Performance

a. Audit Findings: Purvis Gray & Company audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Gadsden County, Florida, for the year ended September 30, 2015, which collectively comprise the County's basic financial statements. Their report is expected in December 2016; on the previous report dated May 6, 2016, no adverse findings were reported. Specifically there were no significant deficiencies identified during the audit of the financial statements reported in the report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards*. The audit disclosed no significant deficiencies and/or weaknesses in internal controls nor findings that are required to be reported in accordance with OMB Circular A-133 and Chapter 10.550.

Programmatic Capability: Sonya Burns, Administrative Services Assistant of Gadsden County's Planning & Community Development Department, will serve as the **Brownfield Coordinator** for this project. Ms. Burns will be responsible for the overall grant administration and will be attending meetings, legislative hearings, and other functions that impact grant-funded projects. With 15 years of experience with Gadsden County, Ms. Burns oversees all financial transactions and tracks the progress of Community Development Block Grants, State Housing Initiative Partnerships, the Tourist Development Council, and other community development programs. Additionally, Connie McClendon, CFO of the Clerk's Office, and Trudie Porter, CPA, will provide the **financial management** expertise to ensure accurate reporting, auditing, and compliance with all requirements. Pam Revel, Gadsden County Environmental Compliance Coordinator, will **oversee the environmental consultant**. The County has the ability to backup/replace these individuals should that become necessary. To supplement the staff's financial knowledge and expertise, Gadsden will hire experienced professional engineers for the proposed project to ensure its success. Through Florida's Consultants Competitive Negotiation Act (CCNA), Gadsden County has procured through new federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500, Brownfields Consulting Services & Environmental Engineering Services from experienced brownfields firms to carry out tasks in past and for future brownfields assessment grants. The selected firm will continue to assist the County staff with programmatic and community involvement activities and conduct or oversee all technical assessment and planning activities. Should additional expertise be needed, the County will comply with state and federal procurement requirements.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The County will track and measure the task-specific outputs and outcomes in ACRES and in quarterly and closeout reports. The City has determined that it will measure the success of its brownfields project through the attendance at the public meetings, number of assessments completed. The Gadsden County Comprehensive Plan (Adopted August, 2014) sets goals related to conservation, land use and redevelopment relevant to the assessment and redevelopment of the Quincy City identified brownfields sites. It calls for creation of small scale retail and service establishments which will both provide jobs and access to needed resources for city residents and remove the existing blight and abandoned buildings. Additionally all future development requires buffers of open space and improved walk and bikeways to be used by the residents within the county. Density of housing and commercial spaces is restricted. The ability to fund the assessment and future cleanup of the potential brownfields within the targeted area are in line with this plan. The ultimate outputs for this endeavor are the successful assessment and cleanup of the identified sites to be redeveloped as open space, recreational areas, affordable housing and access to small retail and service establishments. The ultimate outcomes are an improved quality of life for local residents which includes, affordable housing, jobs and improved public health outcomes due to the ability to meet residents' shelter, healthcare and recreational needs.

d. Past Performance and Accomplishments

i. Received an EPA Brownfields Grant

1. Compliance with grant requirements: Gadsden County was an EPA Brownfields Assessment Grant recipient in FY 2010. As of September 27, 2013 (grant close out date), the County had expended 89.4% of the original \$400,000 for the Assessment grant award. Funds remaining were as the result of personnel-related decisions. These issues were discussed with the EPA program officer and resolved in a satisfactory manner to both the

EPA and the County. The FY10 grant was closed successfully. Gadsden County successfully managed the FY 2010 Assessment grant cooperative agreement, meeting and complying with grant conditions and reporting requirements, submitting final acceptable technical reports, and reporting on its progress and results under these agreements. All program activities have been updated in ACRES. The following is a summary of the 2010 Assessment grant schedule and expenditures: Award Announcement - April 18, 2010; draft Work Plan Submitted - May 24, 2010; RFQ - September 17, 2010; Grant Award date June 30, 2010; Contractor Selected - October 19, 2010; Kickoff Meeting - December 17, 2010; 12 Quarterly Reports including the final Close-Out Report submitted. The need for additional funding is due to the extensive number of brownfields in the specific area of Quincy and the need for assessment and cleanup specifically in the City. Gadsden County and the City of Quincy do not have the financial resources to conduct these assessments without grant funding.

2. Accomplishments: With the FY 2010 grant funding the County's accomplishments include the creation of an active Brownfields Advisory Committee, which held a series of public meetings. The Advisory Committee met bi-monthly in 2011 and on a quarterly basis in 2012. Highlights include: Announcement Published - October 15, 2010; Public Meeting (at City Hall) - February 16, 2011; Brownfields Advisory Committee Meeting - Bi-Monthly During 2011; Brownfields Program Brochure Printed & Distributed - October 18, 2011; Brownfields Advisory Committee Meeting - Quarterly during 2012; Public Meeting (at City Hall) - February 21, 2012. Examples of work made possible as a result of the grant assessments was the removal of underground storage tanks at the former Quincy Middle School, removal of underground heating oil tanks from the former Greensboro Elementary school to convert into a private learning center, revitalization of former abandoned small strip center with a dry-cleaning facility into a multipurpose retail outlet in the Town of Havana, site assessment of the former African-American High School in the Town of Havana, conversion of a former 4-story tobacco warehouse into a new manufacturing location for a sports T-shirt screening manufacturer saving 40 jobs in Quincy and demolition of an abandoned hotel site in the Town of Havana across from City Hall which serves as a greenspace in the center of town. Measurable outputs and achievements include the following assessments, plans and remediation, all are accurately reflected in ACRES:

# of Phase I assessments completed	11	# of Phase II assessments completed	6
# of QAPP's completed	6	# of ABCA's completed	1
# of reuse feasibility plans completed	1	# of sites cleaned up / remediated	3
# of jobs created or saved	52		

Gadsden County, Florida FY17 EPA Community-Wide Brownfields Assessment Grant

Appendix A. Threshold

1. Applicant Eligibility. Gadsden County is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 40CFR Part 31.1
2. Community Involvement. See Appendix C for Letters of Support.

Gadsden County will fully engage all members of the affected communities in the brownfield redevelopment process, not those just adjacent to specific sites. Public meetings and information sessions will be held to communicate information and to solicit questions and input from the community. Bulletin Boards, white boards and sticky notes will be available at public brainstorming sessions to allow community residents input without needing to engage in speaking in public. The achievement of certain project milestones or discovery of new information may warrant a more formal public meeting with presentations of technical information. During ongoing work, less formal information sessions will be held to keep the community informed of progress, answer resident questions about ongoing work, and obtain information about the resident perceptions and concerns. A minimum of six meetings will be conducted over the life of the assessment project. The Brownfields Advisory Committee, which consists of affiliates of local community-based organizations (CBOs), was established in 2010 and assists with planning and implementation. Brownfields Advisory Committee members, who are from groups such as the Gadsden County Department of Health, County Chamber of Commerce, Gadsden County School Board as well as City of Quincy residents and business owners, take part in locating and chronicling brownfield sites provide input on cleanup decisions and reuse planning and informing the public of events and goals related to the project. These individuals in addition to serving a professional capacity, represent local citizens as well due to their living and working with the City of Quincy. The County and the Advisory Committee will also work closely with the City of Quincy for their input on brownfield site identification, potential projects and priorities and will take the lead on developing a formal written community involvement plan, which will include methods of communication, meeting schedules, and details on how the community can provide written and in-person feedback. The Brownfields Advisory Committee will work closely with community leaders to address any questions or concerns citizens may have about sites and assessment processes, and solicit community on site identification and prioritization, sites targeted for cleanup and cleanup/reuse planning. Its objective will be to provide vision and goal setting for the reuse of brownfield sites, while stimulating broad-based grassroots participation of the affected communities. Community-based partners will be charged with the task of increasing involvement of all local stakeholders, focusing on the target area (City of Quincy). Bi-annual public forums will be held to update the community on potential reuse of brownfield sites, to inform them of the progress and results of program activities and to seek public input on site selection/prioritization, cleanup decisions and reuse planning. All redevelopment generated by these brownfields assessment will be in line with Gadsden County's Comprehensive Plan, which includes both a commitment to seeking brownfields funding for assessment of the identified sites as well as plans for redevelopment in line with responsible future land use. This plan is publically posted on the County's website. The County Comprehensive Plan is a blueprint, adopted to guide economic growth, development of land, resource protection, and provision of public services and facilities in Gadsden County. The Plan implements the community's vision through a series of Plan Elements that provide a framework for development in order to maintain and achieve the quality of life desired by residents and business owners.

3. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: 12/20/2016		4. Applicant Identifier: <input type="text"/>			
5a. Federal Entity Identifier: <input type="text"/>			5b. Federal Award Identifier: <input type="text"/>		
State Use Only:					
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>			
8. APPLICANT INFORMATION:					
* a. Legal Name: Gadsden County, Florida					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000616			* c. Organizational DUNS: 0602376900000		
d. Address:					
* Street1:		9 East Jefferson Street			
Street2:		<input type="text"/>			
* City:		Quincy			
County/Parish:		<input type="text"/>			
* State:		FL: Florida			
Province:		<input type="text"/>			
* Country:		USA: UNITED STATES			
* Zip / Postal Code:		32351-2405			
e. Organizational Unit:					
Department Name: <input type="text"/>			Division Name: <input type="text"/>		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix:		* First Name:		Sonya	
Middle Name:		<input type="text"/>			
* Last Name:		Burns			
Suffix:		<input type="text"/>			
Title: <input type="text"/>					
Organizational Affiliation: <input type="text"/>					
* Telephone Number:		850-875-8659		Fax Number: <input type="text"/>	
* Email: sburns@gadsdencountyfl.gov					

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Gadsden County FY17 Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-2

* b. Program/Project

FL-2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Sonya

Middle Name:

* Last Name:

Burns

Suffix:

* Title:

Brownfields Coordinator

* Telephone Number:

850-875-8659

Fax Number:

* Email:

sburns@gadsdencountyfl.gov

* Signature of Authorized Representative:

Dee J Jackson

* Date Signed:

12/20/2016



Apalachee Regional Planning Council
Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty,
Leon and Wakulla Counties and their municipalities

R04-17-A-083

December 22, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The Apalachee Regional Planning Council (APRC), is pleased to submit the enclosed application to the FY 17 US EPA Brownfields Program for a community-wide assessment grant in the amount of \$300,000 (\$150,000 hazardous substances & \$150,000 petroleum). The grant will support the efforts of ARPC in assessing and remediating contamination in the region, with a special focus on four rural towns, Chattahoochee (Gadsden County), Carrabelle (Franklin County), Apalachicola (Franklin County) and Monticello (Jefferson County), **each with populations under 4,000 residents.**

Required Information	
a. Applicant Information:	Apalachee Regional Planning Council 2507 Callaway Road, Suite 200 Tallahassee, FL 32303
b. Funding Request:	i. Grant type – Assessment ii. Assessment Type – Community Wide iii. Federal Funds Requested: \$300,000 iv. Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
c. Location:	<u>Apalachee Region of Florida</u> : Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla Counties with a targeted focus on Jefferson County and the communities of Chattahoochee, Carrabelle, Monticello and Apalachicola
d. Property Information:	N/A – not site specific
e. Contacts:	i. Project Director: Joe Crozier Apalachee RPC Regional Planner- Environmental 2507 Callaway Road, Suite 200, Tallahassee, FL 32303
	ii. Highest Elected Official Randy Merritt Chairman, Apalachee Regional Planning Council 2507 Callaway Road, Suite 200, Tallahassee, FL 32303
f. Population:	i. General Population of jurisdiction ii. Target Area Populations - Apalachicola (1,916), Carrabelle (2,771), Chattahoochee (3,438) and Monticello (2,506) iii. The communities of Chattahoochee and Carrabelle exhibit “Persistent Poverty” >20% poverty for 30 years



Apalachee Regional Planning Council

Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty,
Leon and Wakulla Counties and their municipalities

g. Regional Priorities Form/ Other Factors Checklist:	Attached to Cover letter
h. Letter from State Environmental Authority:	Attached to Cover letter

Straddling two time zones, the Apalachee Region in the Florida panhandle extends north to Alabama and Georgia and south to the Gulf of Mexico. The region, represented by the Apalachee Regional Planning Council (ARPC), is 5,855 square miles, 10.8% of the state's total land, and encompasses 9 counties and 28 municipalities. The shoreline varies from moderately-developed residential areas in Gulf and Franklin counties to Jefferson County's inaccessible wildlife area. Nearly the entire Region can be characterized as rural with the exception of Tallahassee/Leon County, the State's capital. The Apalachee Region is home to the Apalachicola National Forest, Florida's largest National Forest (spanning 571,000 acres), to the St. Marks National Wildlife Refuge (spanning 70,000 acres) and 3 designated State Forests (encompassing a total of 226,000 acres). Seventeen of the 35 threatened wildlife species on the U.S. List of Endangered and Threatened Animals and 29 of 423 endangered and threatened plants may be found in the approximately 1,500 square miles of conservation land located in this region. Eleven of the 43 Florida "species of special concern" also live here. Threats to these most sensitive Florida lands include degradation of outdoor recreation opportunities by overuse; timbering; pollution of surface waters; and disturbance of wilderness as well as archaeological and historic sites by road construction, recreation and maintenance facility construction (*1000 Friends of Florida. Apalachee Regional Resource Assessment and Greenways Vision, 1995*). In contrast to its woodlands, the area is also home to several seaports such as those located in St. Marks, Port St. Joe, and Apalachicola that have seen intensive commercial and industrial uses, marking the start of environmental challenges in the ARPC Region.

Historically these areas have been home to Florida's only oil refinery and have numerous petroleum and hazardous materials storage properties, wood treating (preserving) facilities and rail distribution yards. In addition to ports, heavy agricultural uses such as large-scale farming operations, timber processing facilities, lumber and wood product manufacturers, and cattle ranching have also left their mark in the upland areas, but economic conditions have changed the profitability of these industries. The ARPC Region has not been spared the brutal realities of the recent economy. Many businesses closed and numerous jobs were lost. Compounding these financial losses is the number of brownfields that have been left behind. Brownfields assessment and cleanup are essential to protecting both human life and ecological resources. Over half a million people inhabit this area despite its rural character, and hundreds of thousands more visit. Restoring the area can not only bring vital economic benefits but also resumption of environmental stability.

The Apalachee Regional Planning Council appreciates the opportunity to apply for this funding and hopes that the EPA will join with it in partnership to support environmental justice efforts and the restoration economic vitality in its communities through an award. If you have any questions, please do not hesitate to contact us.

Sincerely,

Chris Rietow
Executive Director, Apalachee Regional Planning Council



Apalachee Regional Planning Council
FY16 US EPA Community-wide Brownfields Assessment Grant Application

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions The Apalachee Regional Planning Council (ARPC) is the economic development agency for the Apalachee Region of Florida. This Region encompasses the eastern half of the Florida panhandle, extending north to Alabama and Georgia and south to the Gulf of Mexico. For this fifth application, **the ARPC will focus on four rural towns**, Chattahoochee (Gadsden County), Carrabelle (Franklin County), Apalachicola (Franklin County) and Monticello (Jefferson County), **each with populations under 4,000 residents**. Because of the limited resources and capacity of these small communities, the ARPC is applying and managing this proposed assessment project on their behalf. The Apalachee Region (Region) is home to the Apalachicola National Forest, Florida's largest National Forest (571,000 acres), the St. Marks National Wildlife Refuge (70,000 acres) and three (3) designated State Forests (totaling 226,000 acres). Seventeen of the 35 endangered and threatened wildlife species on the U.S. List of Endangered and Threatened Animals and 29 of 423 endangered and threatened plants may be found in the approximately 1,500 square miles of conservation land located in this Region. Eleven of the 43 Florida "species of special concern" also live here. In contrast to its woodlands, the area is also home to several seaports such as those located in St. Marks, Port St. Joe, Carrabelle and Apalachicola that have seen intensive commercial and industrial uses, marking the start of environmental challenges in the ARPC Region. Historically, these areas have been home to Florida's only oil refinery and have numerous petroleum and hazardous materials storage and rail distribution facilities. Heavy agricultural uses such as large-scale nursery and farming operations, timber processing facilities, lumber and wood product manufacturers, and cattle ranching (i.e., cattle-dip vats) have left their mark in the upland areas. Off shore and inshore fisheries have suffered from a net ban in the 90s, hurricanes in the early 2000s, the catastrophic BP oil spill in 2010 and a severe drought lasting several years. The last six years of these events were complicated by the crippled economy of the Great Recession. Prosperity languished in these once mainstay industries and many dried up completely, leaving a legacy of brownfield sites and unemployment.

The four communities targeted in this application have truly suffered. Their small size has made them far less resilient than other parts of the state and country and while other areas are now in full recovery, little has changed in Apalachicola, Carrabelle, Chattahoochee and Monticello. Many businesses closed and numerous jobs were lost. Compounding these financial losses is the number of potential brownfields that have been left behind. Brownfields assessment and cleanup are essential to protecting both human life and ecological resources. Over half a million people inhabit the Region despite its rural character, and hundreds of thousands more visit. Restoring the area can not only bring vital economic benefits but also resumption of environmental stability.

ii. Demographic Information and Indicators of Need

	Apalachicola	Carrabelle	Chattahoochee	Monticello	Florida	USA
Population	1,916	2,771	3,438	2,506	19,091,156	314,107,084
Unemployment	5.5%	5.5%	6.9%	5.2%	5.2%	5.0%
Poverty Rate	22.9%	34.7%	48.4%	14.3%	16.3%	15.6%
Minority	50.1%	28.8%	52.4%	54.0%	25%	37.2%
Median HH Income	\$27,910	\$24,318	\$36,250	\$41,301	\$46,956	\$53,482
African-American	36.5%	26.2%	49.2%	52.9%	16%	12.6%
Hispanic	2.7%	9.2%	3.3%	4.0%	22.5%	16.6%
SNAP Participation	24.4%	22.3%	24.2%	13.4%	14.3%	14.9%
Per Capita Income	\$19,418	\$10,323	\$12,665	\$20,409	\$26,451	\$28,155
Children/Female	19.5%/50.1%	9.2%/31.2%	14.6%/41.5%	16.6%/48.5%	21.3%/51.1%	23.7%/50.8%
Free Lunch Program	99.1%	99.7%	67.9%	64.9%	51.1%	50.8%

Source: US Census, American Community Survey, 2009-2013 (accessed October 2016), Unemployment data from the Bureau of Labor Statistics <http://www.bls.gov>



Apalachee Regional Planning Council
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The Region has significant poverty. The number of high school graduates averages 10% behind state figures. Graduation rates (2013-14) for the counties that contain the targeted communities are as follows: Franklin – 69.9%, Gadsden – 56.0%, and Jefferson – 56.7% (*Florida Department of Education*). A threat to the regional economy is that this disenfranchised population could be overlooked as potential employees or trainees. The conclusion of widespread underemployment *or full employment at poverty levels* throughout the Region is inescapable. The conclusion is backed by comparison of median household income with State and National figures. A comparatively large percentage of the residents of these communities are on fixed-incomes. Fifty percent of residents in Jefferson County are not in the workforce while in Gadsden, 46.3% are not, and in Franklin the rate is 51.7%. **In Jefferson County, the median age is 44 years, nearly ten years higher than the median age in the Nation** (Franklin is 42 and Gadsden 39) (American Community Survey, 2009-2013).

Florida is well known for its rapidly growing population; **this is not true for rural Florida. For example, Apalachicola's population has declined 4% since 2000; Monticello has shrunk by 1.1%.** Nearly 40% of the rural three-county population is African-American; in the targeted communities for this assessment project the rate of minority residents is much higher. In fact, Gadsden County is the only county in Florida where African Americans are the majority. This statistic coupled with poverty and an aging population points out that sensitive populations are affected by these brownfields and that the inequity of environmental justice issues reaches small, rural towns - communities lacking the necessary resources to overcome socioeconomic barriers presented by prolific numbers of brownfields.

iii. Brownfields and Their Impacts

Brownfields are recognized through presence of potential contaminants, lack of economic opportunity, crime and diminished capacity of municipalities to assess and redevelop without assistance: These towns exhibit the signs and cannot afford the financial commitment to remedy the situation and revive their communities. The targeted towns of Apalachicola, Carrabelle, Chattahoochee and Monticello may appear as the movie-like sleepy towns of the Old South, but they are not sleeping. They have simply lost their economic engines and are withering. Through input from the targeted communities, ARPC has identified five priority sites for initial assessment: **Site 1: 53 Market Street, Apalachicola** - This former auto repair shop and gas station has underground petroleum storage tanks and hydraulic lifts. The property is in a prime tourist historical district of downtown Apalachicola known for its famous bed & breakfast inns and antique shops. The subject sites abut residential property and the structures are dilapidated. Contaminants of concern: petroleum products, oils, VOCs, SVOCs, solvents, metals, ACM, LBP. **Site 2: 8 Airport Road, Apalachicola** - This municipal dump was in use from the 1950s to the 1970s and could be leaching petroleum and hazardous materials into groundwater water. Contaminants of concern: metals, VOCs (including BTEX and PCE and TCE), SVOCs, and TRPHs. Dumps and landfills are a threat to water supplies when water percolates through waste, picking up a variety of substances including the contaminants identified above. **Site 3: Carrabelle** - State Road 319 and U.S. Highway 98 - Former marina property with reported discharge of vehicular diesel, fuel-oil, and leaded and unleaded gasoline. The known releases are an obstacle for commercial redevelopment of the property which fronts the Carrabelle River with multiple residential properties immediately adjacent. Trespassing is an issue at this property, as people traverse the site to access the river for fishing. Contaminants of concern: petroleum products, oils, VOCs, SVOCs, PCBs, solvents, metals, ACM, LBP. **Site 4: 306 Washington Street, Chattahoochee** - Abandoned building with collapsed roof near the center of town that poses threat to public and neighboring residential properties (immediately next door). Contaminants of concern: petroleum products, ACM, LBP. **Site 5: Monticello** - I-10 and State Road 59 exchange - On October 20, 2015, Jefferson County designated as the "Lloyd Interchange Brownfield District." A mobile home park is immediately adjacent where a number of small children reside. The area is targeted for restaurant and hotel redevelopment has two active old gas stations, one historical gas station, a cement plant, and a wastewater treatment plant. Contaminants of concern: nitrites, heavy metals, petroleum products, oils, VOCs, SVOCs, PCBs, solvents, ACM, LBP.

In addition to the sites identified by the community through extensive outreach as priorities above, a review of regulatory listed sites listed was also conducted to identify the type and number of contaminant



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sources in the ARPC target areas. Apalachicola was once a thriving port of cargo vessels and commercial fishing fleets. Products left the shores of Apalachicola Bay stacked with lumber and related products. Apalachicola has 19 tanks (AST/UST) and due to its past as a major port to transport cattle to markets may have had a cattle dip vat site as well. Carrabelle stored petroleum products from the St. Marks refinery and moved it along the Intracoastal Waterway. At least 14 LUSTs and one cattle dip vat site were located in Carrabelle. Chattahoochee was a rail center and lumber processing town. More than 20 LUSTs and two dry cleaners are in Chattahoochee. Monticello was the Panhandle's capital of Tung Oil, growing the highly poisonous seed and producing the highly toxic Tung Oil that was used as paint thinner. In Jefferson County, 64 of the LUSTs are found in Monticello. Additionally, a chlorinated solvent waste cleanup site east of the unincorporated Lloyd (one mile southeast of the Lloyd Interchange Brownfield District) has impacted rural drinking water wells in the area.

Other potential Brownfields sites that may not be contained in this inventory include inactive sites littered across the target communities: boat manufacturers, unlisted cattle dipping vats, former unlined landfills, wood treating facilities, rural dump sites, salvage yards, paint, body and small-engine repair shops, automotive repair facilities, car dealerships, wood product/ lumber yards, boat repair facilities, fuel facilities and dental facilities. **All of which required chemicals/substances that have been proven to have ill effects on humans, animals, soil or groundwater.** These noxious facilities are long gone with the jobs and profits that they earned these once thriving communities. The choice for some residents is try to sell their homes at a reduced value. Many other residents are left behind without great opportunity and without the means to change. [homefacts.com]

Threats to sensitive Florida ecosystems include degradation of outdoor recreation opportunities by overuse; timbering; pollution of surface waters; and disturbance of wilderness as well as archaeological and historic sites by road construction, recreation and maintenance facility construction (*1000 Friends of Florida. Apalachee Regional Resource Assessment and Greenways Vision, 1995*). In contrast to its woodlands, Apalachicola is at the mouth of the Apalachicola River that has seen intensive commercial and industrial uses, including lumber processing, railroads, and commercial maritime activities. The Apalachicola Bay is an important commercial fishing and seafood harvesting area, particularly for the famous Apalachicola Oyster and Gulf Shrimp. Carrabelle is the eastern terminus of the Gulf Intracoastal Waterway; hence this community has been surrounded with cargo shipping, and the receiving and distribution point for potentially hazardous substances and petroleum products. Nearby was Florida's only oil refinery. All four project areas have numerous petroleum and hazardous materials storage properties, wood treatment facilities and rail distribution yards (such as the one in Chattahoochee).

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

In each of the four targeted communities, commercial ventures left or faded, then transportation followed, either rail lines were abandoned or highways diverted around these obsolete towns. Blight and disinvestment ensued. You will now see vacant or abandoned properties next to residents' homes. Vacancy rates of rental homes are an indication of blight and flight. **The current, average rental home vacancy rate in the US is 7.3% and the percentage of homes owned by the occupants in 57.3%.** The vacancy rate in Apalachicola is 32.6%, 34.1% of residents own their homes and property values have fallen by 4.6% percent in the last 5 years. In Carrabelle, 38.8% of rental homes are vacant and only 35.3% of residents own their own homes. Chattahoochee has a vacancy rate of 19.1% but the media home cost here is \$92,400, which makes home ownership more affordable. Monticello's vacancy rate is 22%, and home values have dropped by 19.5% in the last five years (bestplace.net). Vacant homes have the distinct effect of inviting illegal activities, such as vandalism, drug manufacturing and vagrancy to communities, which is unfortunately the case in the four target areas, as discussed below.

Crime rates in these small towns defy their rural nature and are comparatively as dangerous as more metropolitan areas. With crime ratings compared on a scale from 1 being the safest to 100 being the most dangerous, **the US average rating for violent crime (rape, murder, assault and related) is 41.1 and for property crime (theft, burglary, and associated) is 43.5.** In Monticello, the violent crime rate is 79 and



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property crime rate is 62. Carrabelle has rates of 63 for violent crimes and 59 for property crime. Apalachicola rates are 61 and 51 respectively. Chattahoochee has a shockingly high violent crime rate of 92 and 72 for property crime, showing that desperate environments have desperate people (bestplace.net). While the target towns do their best to care for their residents and their locale, their resources can only go so far. Apalachicola has seven police officers; Carrabelle has five, and Monticello relies on county law enforcement. Chattahoochee has ten officers and spends \$750,000 of its \$2.9 million budget on public safety (citydata.com).

ii. Cumulative Environmental Issues

In addition to the brownfield sites found across the Region, the ARPC target areas are subject to the excessive noise and physical hazards of several active rail lines and major roadways. The target areas are also subject to an extensive communitywide list of storage facilities, housing contaminants. The ARPC's Local Emergency Planning Committee (LEPC) has determined that the following Section 302 **Hazardous Substances are stored within the Region**: sulfuric acid (1,809,999 pounds), chlorine (183,975), ammonia (176,211), nitric acid (154,438), phorate (34,400), sulfur dioxide (14,550), cyclohexylamine (12,000), hydrogen fluoride (10,000), aldicarb (9,620), and paraquat dichloride (4,018). Fixed Facilities, defined as facilities where 360 Extremely Hazardous Substances (EHS) are present at quantities above a specified threshold. There are 239 fixed facilities with EHSs above the threshold quantity in the Apalachee Region. In addition, there are 444 facilities regulated per EPCRA Sections 311, 312 (meets or exceeds threshold of 10,000 lbs.). These facilities use or store petroleum products such as gasoline or diesel fuel oil. Another source of potential hazardous material releases are gas pipelines. Amplifying the risk of chemical storage in the area is the frequency of disastrous weather events in the panhandle. In **September 2016, Hurricane Hermine screamed ashore and was a direct hit to Apalachicola Bay**. Beyond the financial effects (an estimated \$30.4 million in property damages in the target area was realized as a direct result) is the risk for contaminant migration in flood waters and introduction of these pollutants to human population (through soil and groundwater) and sensitive ecosystems (www.fema.gov/disaster/4280).

The pressurized Florida Natural Gas Transmission Line crosses through **Monticello and Chattahoochee** with the potential for explosion, fire, as well as toxicity to people and animals. Additionally, oil is transported by barge along the Intracoastal waterways and to the ports, like that at Carrabelle. An average of approximately 15 barges of gasoline or diesel oil (20,000 barrels – 13 per barge) and 4 barges of asphalt or #6 Oil (17,500 barrels per) were delivered to the area each month for decades, near to Carrabelle and Apalachicola. Hazards associated with these materials threaten health and water quality. Petroleum products are involved in a large proportion of the accidents (35-65% of total number of accidents in years with complete data).

The **2010 BP Deepwater Horizon Oil Disaster** greatly affected the target areas. While oil did not wash directly to the shores of the targeted communities, these areas paid an associated cost and provides a telling example of how cumulative environmental issues have impacted the area. Commercial fishermen and oystermen were unable to harvest from the Gulf for months. The world-famous Apalachicola Bay oyster industry was severely crippled by the disaster and has yet to recover. According to the Franklin County Seafood Workers Association, oyster fishermen can barely pull enough oysters to pay for the gas in their boats since the spill. http://www.al.com/news/beaches/index.ssf/2014/09/florida_oysters_in_crisis Tourism in the Panhandle was negatively impacted, which compounded an already precarious employment climate. Initial cost estimates to the fishing industry were \$2.5 billion. *"Bryan Walsh. (1 May 2010). Gulf of Mexico Oil Spill: No End in Sight for Eco-Disaster. Time. Retrieved 2010-05-01"*. The U.S. Travel Association estimated that the economic impact of the oil spill on tourism across the Gulf Coast exceeded approximately \$23 billion, in a region that supports over 400,000 travel industry jobs generating \$34 billion in revenue annually. *Proctor, Carleton (1 August 2010). "Big price tag for recovery of Gulf Coast". Pensacola News Journal.*

Research indicates 504 known cattle dipping vats were active across the targeted Region from 1910 to the 1950s. These vats were filled with an arsenic solution for the control of cattle fever tick. Other pesticides such as DDT were widely used. The arsenic and other pesticides remaining may present environmental or public health hazards. Arsenic is also used industrially as an alloying agent and in the



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processing of glass, pigments, textiles, paper, and wood preservatives, in pesticides, feed additives and pharmaceuticals – many of these industries were located here. When found in ground water and soil, arsenic can be ingested through drinking-water and food (www.who.int). The targeted communities' high minority populations (African-American and Hispanics) coupled with high rates of poverty and a disproportionate level of environmental risk categorize them as Environmental Justice communities.

iii. Cumulative Public Health Impacts

The targeted communities exhibit a disproportionate negative impact on the health and welfare of the sensitive populations from the presence of abandoned or underutilized properties, abandoned underground tank storage sites, and former industrial sites which have closed or relocated. With the target area's health and economic disparities, community members can only conclude a relationship exists with these potential contaminant sources. **Many of the 10,000+ tank and chemical storage sites** in the Region equate to disproportionate negative environmental and health impacts where rural communities have potential exposure to contaminated soil/groundwater and other media (FDEP Storage Tank Database, November 2016). The health impacts of hazardous contamination are severe - neurological damage, intestinal damage, paralysis, increased the risk of cancers (www.epa.gov). Long-term exposure to arsenic causes cancers of skin, bladder and lungs (www.who.int). Lead is a concern due to the age of some of housing stock in the target areas. The **CHARTS health information system** reports the following health rates for the counties of the targeted areas, conferring that in critical health sectors there is reason for concern. It is important to note that health data is only available at the county level as these small towns cannot finance local health departments or localized screening/health monitoring:

Community Health Assessment Resource Tool Set	Franklin	Gadsden	Jefferson	FL	US
Adults who have been diagnosed with asthma	6.9	9.3	9.6	8.3	9.1
Chronic respiratory disease death rate/100,000	84.3	38.6	41.3	39.8	
Lung cancer incident rate/100,000	113.5	85.6	43.9	43.4	
Congestive heart failure hospitalization rate/100,000	96.1	52.4	26.4	65.4	
Heart Disease ADR/ 100,000	128.7	184.0	154.7	153.9	180.1
Colorectal cancer ADR/100,000	11.9	15.3	18.6	14.1	16.9
Breast cancer ADR/100,000	12.9	26.9	39.1	20.4	22.9
Premature births (<37 weeks)/1,000 live births	17.4	14.3	16.8	13.9	12.3
Low birth weights (<2500 grams)/ 1,000 live births	7.8	10.9	11.3	8.6	8.2
Neonatal death rate/1,000 live births	6.2	7.7	7.5	4.1	4.5

As an added health risk factor, the gradual decline and ensuing blight (population decline and income loss) associated with brownfields has cost the communities several health care facilities and access to healthcare has been restricted. **All four of the targeted communities are designated as either Medically Underserved Areas (MUAs).** Medically Underserved Areas/Populations are designated by the US Health Resource and Services Administration (HRSA) as having: **too few primary care providers, high infant mortality, poverty and elderly populations.** Gadsden county reports significantly higher than the state rate for TB cases while in the rest of the country TB rates are falling (cdc.gov). Lack of access to care in these rural communities is a contributing factor to this increase (US Department Health and Human Services. *Epidemiology of Tuberculosis Study*, 2008). As mentioned in Section 1.a.ii, underemployment is more ingrained in the community than unemployment. With lower levels of education and lack of sustainable career experience, the residents of these underserved communities will not be able to pull themselves into economic vitality. The proposed assessment funding will help the ARPC bring residents in the targeted areas a better understanding of health concerns and a path forward.

c. Financial Need



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i. Economic Conditions Economic factors have reduced revenue sources for the targeted towns, thus making it difficult if not impossible to direct funding towards environmental assessments/cleanup, even with positive long-term financial benefit. A significant portion of the ad valorem (property tax) base in Franklin County and a small portion of Jefferson County are derived from vacation properties that are not primary residences. The value of these properties dropped after the 2011 BP Deepwater Horizon Oil Spill. While this area has made progress in the past four years, foreclosures are still prevalent and have potential to create new brownfields. The Region is no stranger to other natural disasters and has suffered the effects of severe storms and hurricanes in the past decade. Hurricane Hermione wreaked havoc on the target areas in September 2016, bringing storm surges, damaging winds and significant flooding. \$30.4 million of damages incurred. Hurricane Isaac resulted in over \$18 million in public clean-up (not including damage to private property) for the Region in 2012 despite not making landfall in Florida, and in 2008, Tropical Storm Fay cost homeowners in the Region and State over \$19 million and the public costs were \$9.5 million. The year of 2008 was not finished with the Region: Hurricane Gustav cost the Region a little over \$2 million in public clean-up costs.

Mass poverty, as discussed in section 1.a.ii., makes survival in the area difficult. According to the state of Florida's Department of Economic Opportunity, the targeted communities saw significant economic losses in terms of employment and business between 2010 and 2015. In that time frame, the target area lost a combined total of more than 1550 jobs, which constitutes a 28% drop in employment opportunities, particularly significant with the target area's limited employment base and workforce population. The Tallahassee Metropolitan Statistical Area, which includes the target areas, lost over 3,600 jobs since 2010 and experts predict that the MSA won't recover all its jobs until 2019 (*USA Today*, July 2013). To make matters worse are the decreasing ad valorem (property tax) revenues of the target communities (see section 1.c.ii for details). These communities are scaling back services and payroll, shedding maintenance and other public services, as well as cutting jobs. The target areas have transfer payments at nearly double the national rate. A transfer payment, from the standpoint of government finance, is a payment of money or in-kind benefit (such as food stamps) that is given to individuals by the government without the government receiving any goods or services in exchange. Transfer payments are not counted in calculating gross domestic product (GDP) because they are not compensation received in exchange for goods or services. Instead, transfer payments are considered a redistribution of income because the government uses revenue that it receives from income taxation to make the transfer payments. With this factor in mind, it is easy to understand how local governments are unable to draw on other sources of funding to accomplish the goals of this proposed brownfields project. There are no funds to spare when conditions are so bleak.

The exodus of jobs associated with brownfield sites within the targeted areas have resulted in gripping poverty, the depth of which is further illustrated by food stamps and the federally sponsored free/reduced cost school lunch program. 13.4% of all households in Monticello receive food stamp/SNAP; 24.2% in Chattahoochee; 22.3% in Carrabelle; and 24.4% in Apalachicola (American Community Survey 2010-2014). Public school students receiving free or reduced lunch is another indicator of economic need, where the qualifier for program eligibility is poverty line status. Apalachicola has one pre-K through 8th grade charter school with 332 students – 329 are eligible for free lunch. Carrabelle has no schools and transports its children to the only other school in Franklin County with 936 students of which 933 qualify for free lunch. Chattahoochee has one elementary school with 184 kids and 125 qualify for free lunch. Since Monticello is the County Seat of Jefferson, the town has two county-wide schools with 960 students with 623 students qualifying for free lunch (ed.nces.gov; 2016).

ii. Economic Effects of Brownfields In the Region, once thriving industrial and commercial centers have weakened and withered. This is accompanied by a strong perception that many vacant and underutilized sites are contaminated. Unemployment, high rates of poverty, high foreclosure rates, reduced tax base and business closures have result in a loss of wealth for the Region, significantly reducing ad valorem (property tax) revenues and the regional tax base. The Region has limited **property tax revenue** to draw on for financial support, as property values are greatly limited by the prevalence of government lands, agricultural exemptions, and an aging, poorly valuated land stock. The Region has suffered millions in losses, reducing



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the ability of municipalities to finance redevelopment efforts. Brownfields are a significant contributor to this pattern of disinvestment.

Town budgets are strapped in the target communities, and their ability to raise adequate revenues from property taxes is minimal as property values have declined since the Great Recession. Municipal budgets show Apalachicola will earn \$1.1 million in ad valorem revenues in 2016 while spending \$1.9 from the general fund to keep the City operating. Carrabelle earned just over \$900,000 in ad valorem revenues last year. The total estimated expenses for this year are over \$1.5 million and its reserves for contingencies is \$40,000 – a lean margin. Inland the picture is more dismal, Chattahoochee may be the worst with only \$28,000 in ad valorem revenues and just over \$3 million in expenses. Monticello's ad valorem revenue for the current fiscal year is estimated at \$571,520, approximately 20% of the Town's operating expenses. As the values of homes are impacted by brownfields, the likelihood of these revenues improving are minimal.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans In July 2013, Apalachee Regional Planning Council (ARPC) with its County Partners and ARPC Board finalized its *Apalachee Comprehensive Economic Development Strategy 2013 - 2017* to guide development activities in the Region. The plan to implement these strategies has interlocking and overlapping priorities with the proposed EPA project. The plan outlines six specific strategy categories, all of which can inform and guide brownfields development in the targeted communities: *talent supply and education; innovation and economic development; infrastructure and growth leadership; business climate and competitiveness; civic systems; and quality of places*. The ARPC is applying for \$300,000 in brownfields assessment funds for 50% hazardous substances and 50% petroleum contamination to perform community-wide hazardous substance and petroleum Phase I and Phase II Environmental Site Assessments (ESAs) within the targeted communities and the surrounding areas. Clarifying the environmental issues is the key to unleashing further redevelopment efforts. Additional funded activities will include conducting community involvement activities, conducting remediation/reuse planning activities and programmatic support.

As a part of our overall redevelopment strategy, following this initial stage, ARPC plans to pursue both Revolving Loan Grants and Cleanup Grants, where applicable. ARPC will also pursue with its municipal and county government members "brownfields designation" through the Florida Department of Environmental Protection (FDEP) in the first year, particularly in Jefferson County where a new brownfields area was recently designated at the I-10/SR59 interchange (an exit to Monticello). By adding another layer of tax credits and incentives, ARPC hopes to offer appealing opportunities to quality commercial investors. Focus on potential future sites will help to ensure residents are not adversely affected by activities that would otherwise continue to remain unmonitored. Phase I and Phase II ESAs conducted in Tasks 2 and 3 will help begin a healing process for the four targeted communities. During the final stage of the project, redevelopment planning and further community involvement will complete the initial process of re-shaping the Region's future. The health of the residents that surround these areas will be much improved and their quality of life will reap the vast benefits of a revitalized community. The targeted communities have great need for brownfields assessment and cleanup and can create positive outcomes in terms of job creation as well as environmental and economic benefit.

ARPC is committed to incorporating **equity and livability principles** into its brownfields project and to ensuring that low-income and minority community members are involved in the decision-making process. Applicable principles and corresponding examples include: **Provide more transportation choices** – the redevelopment of the targeted communities will be planned in tandem with ARPC's Commission for the Transportation Disadvantaged which assists County's with coordinated transportation development plans that serve communities with limited transportation options. **Promote equitable affordable housing** – the ARPC will support redevelopment plans that include affordable and equitable housing requirements in an area of that will also offer employment opportunity and services, such as childcare, medical offices, grocery stores. **Enhance economic competitiveness** – ARPC, in cooperation with the designated Counties and through use of its own EDA Revolving Loan Fund, will seek to offer



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incentives to developers and business owners that will attract employment and eventually build the tax base. **Support existing communities** – this project focuses on redevelopment of four existing communities and does not infringe on fresh greenspace. **Coordinate policies and leverage investment** – the success of this redevelopment project hinges on leveraging (see section 2.c). **Value communities and neighborhoods** – ARPC proposes to create this new project without displacing current residents. The focus of this project is to improve the lives of current residents of the community, not to displace them.

The four targeted communities, respective local governments, stakeholders and the ARPC collectively prioritized selected sites. Redevelopment plan(s) will be developed based on community input, desired end-use and environmental contamination issues. Additional visioning sessions may be held for key properties. The consultant will assist the ARPC and potential developers in negotiating Brownfields or Voluntary Cleanup Agreements with the FDEP. The ARPC will target specific projects from the Apalachee Comprehensive Economic Development Strategy (CEDS) enabled by US Dept. of Commerce Economic Development described in Section 2.a.i. above. Florida has responded to the needs of disadvantaged rural areas by creating a major policy initiative, Rural Areas of Opportunity (RAOs). The RAO areas are designated by the Rural Economic Development Initiative (REDI), authorized under 288.0656, F.S. This committee, the first based in Northwest Florida, is chaired by the Governor's Office and the recently created Department of Economic Opportunity. All the targeted towns are part of this RAO, which highlights the chronic disinvestment in the area but also shows the promise of a sustainable redevelopment mechanism. The ARPC will incorporate the following sustainable development practices into brownfields cleanup/redevelopment projects: **1) Sustainable Sites and Responsible Land Use Development** by minimizing the building's impact on the surrounding environment; **2) Materials and Resource Conservation** through minimizing waste from the construction site and promoting the use of green materials during redevelopment; **3) Energy Conservation and Atmospheric Quality** by promoting the use of renewable and waste energy; **4) Water Efficiency, Conservation, and Management** by suggesting practical means of lowering consumption and minimizing its impact on water quality. **5) Indoor Environmental Air Quality** by incentivizing the improvement of indoor air quality, accomplished by incorporating the principles into RLF agreements.

ii. Timing and Implementation The proposed project will be completed within a three-year period. As shown in the budget and task descriptions below, the team will be very involved in the project, and will manage the timing of activities and outputs to ensure the project will be successfully completed within the three-year project period. Grant progress will be monitored by way of status meetings and milestone reports, as well as in ACRES. The team will be responsible for coordinating with ARPC counties and target cities, to ensure local priorities are reflected. In addition, the ARPC brownfields team will recruit members of its Council and community members, such as residents and business owners, to create a Brownfields Advisory Board (BAB) to set program goals, conduct regular meetings and to guide the process overall. Work Plan documents will be completed within 60 days of grant award. The first public meeting and finalization of the City's Community Involvement Plan (CIP) and generic QAPP will take place within four months of grant award. The final work plan schedule will be developed to show completed Phase I assessments in year one leading quickly to site specific QAPP and Phase II activities. The schedule will show completion of ABCAs and related cleanup planning not later than three months before the end of the project period.

(a) Contractor Procurement: The ARPC will procure the services of an environmental consultant, specifically experienced in Brownfields redevelopment projects. Contractor procurement, as necessary, will be completed no later than two months after grant award in full compliance with state and new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The ARPC Project Director, Bruce Ballister, and his team will manage the environmental consultant.

(b) Site Selection: The ARPC has developed a site selection process that includes the following criteria (*due to space limitations the following is only a summary of the process*): 1) project viability and willingness and ability to complete project; 2) project merit including community need; 3) applicant's redevelopment vision and plan; 4) project stimulates job creation; 5) project reduces environmental impacts



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and 6) public benefit component such as park, greenspace or other recreational end uses. An added consideration will be the ability of the ARPC, based on the type of intended redevelopment project specified for a given site, to leverage funds towards successful outcomes. The community engagement plan will be a critical part of additional site selection. Five sites have already been identified (see section 1.a.iii) as part of this process and will be among the first sites to be assessed through this proposed project. (c) **Site Access:** ARPC has extensive experience resolving issues concerning ownership, liability, zoning, and permitting through its redevelopment work through EDA. An educated and engaged public has proved the key. Meetings with affected landowners will be conducted to explain the process and the benefits of a “funded” Environmental Site as a prelude to requesting site access. Legal mechanisms and other tools are also available if needed. Should access become a problem, the ARPC will move on to other properties to ensure site-related delays do not prevent on-time completion.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1 – Programmatic Support: Programmatic support includes assisting with brownfield area designations, completing quarterly reports, MBE/WBE and property profile forms. Other activities include programmatic support necessary to maintain compliance with cooperative agreement. \$10,000 budgeted for contractual services (50% for hazardous / 50% for petroleum).

Task 2 – Site Characterization and Phase I / II ESAs: Phase I ESAs will then be conducted in accordance with the EPA’s All Appropriate Inquiry (AAI) Final Rule and ASTM E1527-13. The information collected will be assessed to determine the top priority sites for the Phase II ESAs (completed in accordance with ASTM E1903-11). The technical coordinator and environmental consultant will verify site eligibility with the EPA and FDEP. Additionally, a Quality Assurance Project Plan (QAPP) and Health & Safety Plan will be prepared for all sites prior to Phase II ESA activities. \$250,000 is budgeted for Task 2 (50% for hazardous / 50% for petroleum). Contractual expenses include: 1 Generic Quality Assurance Plan (QAPP) @ \$6000, 8 SS-QAPPs @ \$3,000 each for a total of \$24,000; 10 Phase I ESAs (\$3,000 per = \$30,000); and 8 Phase II ESAs at an average cost of \$23,750 depending on size and complexity = \$190,000). Consultants may also be required to perform endangered species and cultural/historical resource surveys (not currently included in budget estimate). Applicant will provide management oversight, liaison between property owners and consultant, etc. Costs are reasonable averages for budgetary purposes based upon the applicant’s experience and research, with no significant variance between Hazardous Substance and Petroleum sites and costs varying more significantly with a site’s size and complexity than the type of contaminant. Asbestos and Lead Based paint screening may be included in either Phase I or Phase II ESA budgets dependent on extent of sampling required for demolition/renovation of structures.

Task 3 – Cleanup and Redevelopment Planning: Cleanup and redevelopment activities will be conducted throughout the project as properties are prioritized and assessments completed. Appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites will be developed. Four Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans are planned (\$7,500 each, total of \$30,000 - 50% hazardous substances / 50% petroleum) resulting in conceptual plans. Redevelopment planning will also be part of this task. The consultant will be expected to attend meetings with impacted communities to formulate the best redevelopment for all concerned parties.

Task 4 – Community Outreach / Public Involvement: The ARPC will conduct a concerted community involvement campaign to raise public awareness, involve the local communities in the decision-making process, and identify potential re-use options. The ARPC will develop a written Community Involvement Plan (CIP) that will utilize means of communication such as its web site or a new project specific web site, newspapers/radio, local cable access TV, and others, such as social media. Details and mechanisms for community involvement are contained in Section 3 below. \$10,000 of the total \$300,000 grant is allocated to this Task: \$4,000 for travel expenses, and \$6,000 for contractual expenditures. Basic office supplies as well as the printing costs associated with preparing project materials for both the English and Spanish-speaking communities will be provided in kind. \$4,000 is requested to augment travel expenses for the ARPC’s executive director and one board member to attend EPA National Brownfields Conferences, EPA



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Region 4 Grantees Workshops, Florida Brownfields Conference, and other relevant training. \$6,000 of contractual expenses are estimated for CIP development, and development of content for project-specific brochures, information sheets, and other outreach materials (\$3,000). In addition, the consultant, who is expected to be well versed in public participation, will assist the ARPC with organizing and facilitating 6 public meetings and outreach events (\$3,000, \$500 each) 50% hazardous substances / 50% petroleum).

ii. Budget Table

Hazardous Substances					
	Task 1 Programmatic Support	Task 2 Phase I/II ESA	Task 3 Cleanup Plan/ABCA	Task 4 Community Outreach / Public Participation	Total
Personnel	0	0	0	0	0
Travel	0	0	0	2,000	2,000
Supplies	0	0	0	0	0
Contractual	5,000	125,000	15,000	3,000	148,000
Total	5,000	125,000	15,000	5,000	150,000
Petroleum Products					
	Task 1 Programmatic Support	Task 2 Phase I/II ESA	Task 3 Cleanup Plan/ABCA	Task 4 Community Outreach / Public Participation	Total
Personnel	0	0	0	0	0
Travel	0	0	0	2,000	2,000
Supplies	0	0	0	0	0
Contractual	5,000	125,000	15,000	3,000	148,000
Total	5,000	125,000	15,000	5,000	150,000
Grand Total	10,000	250,000	30,000	10,000	\$300,000

c. Ability to Leverage The ARPC operates its economic development-related ARPC Revolving Loan Fund (RLF) to assist businesses in the Region sourcing and leveraging resources to fill capital gaps and promote job creation. The RLF is financed by the U.S. Department of Commerce's Economic Development Administration (EDA), and is an example of the ARPC's expertise in leveraging funds for the purpose job creation and retention. This RLF is targeted toward small business owners interested in expansion and future small business owners interested in start-up capital. Potential borrowers are entrepreneurs that have been unsuccessful in securing financing from conventional lending institutions. The loan packages offered are typically in the \$5,000 to \$25,000 range. To date, the Council has fourteen open loans in its RLF portfolio with a principal balance totaling \$526,730 which created 35 new jobs and retained 28 existing jobs. The ARPC will use its experience and knowledge and apply these RLF loans to redevelopment within the targeted communities. Additionally, this project will further the leveraged investments of the Restore Act provided following the BP Deepwater Horizon Oil Spill - three of the eight Florida counties that received this money are in the ARPC (Wakulla, Gulf and Franklin).

In Florida, significant tax and other financial incentives are offered to parties who cleanup and redevelop brownfields sites. These are more generous than any others offered in the Southeast and many other US states. As an integral part of its Brownfield Program, the ARPC will work extensively with the Florida Department of Environmental Protection (FDEP) and will leverage its EPA grant dollars with state incentives offered through the Florida Brownfields Program. The ARPC will participate in the FDEP's Voluntary Cleanup Tax Credit Program; Brownfields Building Materials Sales Tax and Brownfields Job Bonus Refund Programs; the Brownfields Loan Guarantee Program and Brownfields Liability Protections (as provided statutorily). These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on communities and developers. The state offers up to 16 financial incentives, 12 regulatory incentives, and 4 technical assistance incentives (see FL §376.84).



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Franklin and Gadsden Counties are State designated Enterprise Zones (EZs), which provides complementary incentives to the Florida Brownfield benefits detailed above to create a powerful layering effect to attract new businesses and jobs; e.g., EZ Job Tax Credit combined with Qualified Target Industries and Brownfields Bonus Refund tax credit can result in up to \$10,500 in tax credits for each new job created. ARPC will coordinate other incentives offered by these programs: In addition, Rural Community Development Revolving Loan/Rural Infrastructure funds exist to meet special business needs in rural counties. Eight of the nine counties have Community Redevelopment Areas (CRAs) and have access to Tax Increment Financing (TIF) and other authorities to support redevelopment. ARPC will work closely with the CRAs. Each CRA can commit TIF funding to improving overall infrastructure and built environment, including roadway improvements, parks and open space improvements, utility improvements. ARPC will seek assistance from the CRAs for viable economic/community development projects and infrastructure improvements within the CRAs. ARPC will aggressively seek funding from federal agencies to ensure its redevelopment activities are successful. (See also Past Performance Section below for other examples of leveraging.)

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan If selected and prior to grant application submittal, ARPC met with stakeholders, public officials and community members to seek participation in the proposed ARPC brownfields and to create a more detailed community engagement plan. ARPC will meet with its ARPC Board and County partners to establish a Brownfields Advisory Board (BAB), set program goals/priorities and set a regular meeting schedule to guide the process. Community-based organizations, residents, and local business owners will be asked to participate on a Partnership Advisory Committee (PAC) for each community. PACs will meet regularly to advise the BAB and staff, assist in site selection and further developing the public input portion of the site selection process, help develop history of sites, publicize projects, explain goals of assessment program, and keep community informed. PACs will alert the BAB to community issues/concerns about sites, assessment processes, or other brownfields issues. PACs will assist in visioning/goal setting to establish community priorities for reuse of brownfields sites. The PAC goal will be broad-based grassroots involvement of neighborhood organizations, citizens' groups, property owners, lenders, business organizations and developers from each targeted community. PACs will seek to increase participation from all interested groups, considering those who may be disenfranchised due to poverty, education, or lack of access to meetings/information sources.

The ARPC with the consultants will develop a written Community Involvement Plan (CIP) outlining the process planned for the duration of the grant, and will seek community input from all four targeted areas on the plan. Public meetings will be held at least twice yearly and as-needed to educate and inform the public of the brownfields program and progress under this grant, seek public and other stakeholder input to site selection decisions (for Phase I and Phase II), seek input on cleanup options and reuse of brownfields sites, and inform ARPC members of progress/results. The ARPC will develop four project brochures that will highlight the four respective targeted brownfield project areas, review the selection process for the Brownfield Assessment Project, and explain the events that will occur in the grant program. The brochures will also include contact names and describe how both communities can get involved. The ARPC will work with existing economic development and community-based organizations to ensure future, long-term involvement of community residents within the Region. The ARPC will hold regularly scheduled board meetings and specific public meetings to gather communities' input and discuss their wants and needs regarding potential sustainable and beneficial uses of brownfield sites. The ARPC will use existing committees or boards such as the Florida Regional Councils Association (FRCA) and the committee for the Comprehensive Economic Development Strategy (CEDS). The CEDS committee meets ad hoc to exchange information about regional activities and works with the state and other public organizations to further regional coordination and planning and has been a key stakeholder and partner in community education, outreach, and public involvement endeavors. Their members are concerned citizens within the community (appointed to the Board) whom have a wealth of local knowledge of the



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environmental and economic needs of the Region.

ii. Communicating Progress The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings in each of the four targeted communities; presentations to county/city commissions, community organizations (i.e., service/civic clubs, neighborhood improvement organizations, chambers of commerce, realtor and builder associations, individuals/groups of stakeholders). **A key component of our plan is to educate, inform and engage all the above stakeholder groups in the four targeted areas and translate the brownfields program and activities under this grant to local economic and social needs. The potential benefit of the brownfields program in improving the economy (jobs) and communities (health and welfare) will be communicated to the best of our abilities in a manner appropriate for the audience.** The ARPC has in place several regularly advertised scheduled public meetings where project progress may be communicated. ARPC will use newspaper advertising/notices, website and a brownfields link to communicate with the public. Community service announcements will be made through several local radio and TV stations like WGLF, WFSU, and WBGE which are public radio stations or offer a range of listening options as well as targeted neighborhood newspapers like the *Gadsden County Times* and *Tallahassee Democrat* (Regional coverage). These news outlets serve not only the communities but also the diversity and ethnicity of the Region. The ARPC will use local newspapers and community calendars for local TV stations to reach focus communities and the Region. The ARPC will ensure translation services at meetings and bilingual materials will be available as necessary. The ARPC will develop a public education program with various stakeholders. The ARPC will develop/distribute an educational brochure to help communities better understand brownfields and brownfields remediation. The ARPC will update its website with new educational information on brownfields and the brownfields program. The ARPC will utilize members' government access cable television to broadcast meetings, brownfields project updates and notifications of public meetings where brownfields will be discussed. The ARPC will also request assistance from National Association of Development Organizations (NADO) in sponsoring a rural/small-town brownfields workshop.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority The Florida Department of Environmental Protection (FDEP) manages the state brownfield and cleanup programs. The ARPC has an established working relationship with the FDEP and will further this relationship through the implementation of this grant. FDEP has been informed of this grant application and has told us they are available at both the state and local district level to assist as needed. FDEP will assist in review and approval of petroleum site eligibility and will provide technical assistance as needed. Developers who plan to conduct cleanup activities will be directed to FDEP's brownfields voluntary cleanup program. The state will identify cleanup standards and other requirements and will oversee cleanup activities. The ARPC will also coordinate with FDEP if needed in order to gain site access.

ii. Other Governmental Partnerships The ARPC works cooperatively with its member municipalities and counties to streamline growth management and sustainable planning for the region and all are critical partners on this project in conducting community outreach. Additionally, ARPC has an established relationship with the Florida Department of Health and County Health Departments to protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts. Representing an area with limited resources, ARPC relies upon grant funding to support important programs within its community. The ARPC and its member governments will partner with the following state and federal agencies which offer complimentary sources of funding and assistance programs: USDA Rural Communities programs; Housing and Urban Development (HUD) when Community Development Block Grants (CDBG) funds can be leveraged towards job creation and suitable housing; Economic Development Administration (EDA) to refund its current Revolving Loan Fund; Enterprise Florida; FDEP Office of Greenways and Trails to support the development of green and recreational space; and the Florida Department of Economic Opportunity (FL DEO) to recruit qualified developers and potential employers.



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c. Partnerships with Community Organizations

i. Community Organization Description & Role

Community Based Organization	Type of Agency	Support Role Pledged
Florida Brownfields Association	Non-profit	Technical assistance, Outreach, Marketing
Chattahoochee Main Street	Non-Profit	Serve on Advisory Board, Outreach
Big Bend Habitat for Humanity	Non-Profit	Affordable Housing Partner; Outreach
RiverWay South	Regional Tourism Group	Marketing; Outreach; Serve on Advisory Board
Maclay School	Non-Profit	Meeting Space, Educational Outreach
Main Street Monticello Florida	Local Business Alliance	Public Outreach; Serve on Advisory Board
Career Source Chipola	Workforce Board	Meeting Space; Social Media Outreach
Monticello Chamber of Commerce	Chamber of Commerce	Marketing, Outreach, Advisory Board
Apalachicola Riverkeeper	Non-profit	Advisory Board, Outreach, Marketing
Big Bend Sierra Club	Non-profit	Identification of Sites, Outreach, Marketing
Wakulla County Economic Development Council	Chamber of Commerce	Identification of Sites, Outreach, Advisory Board
Jefferson County EDC	Economic Development	Outreach, Marketing, Advisory Board

ii. Letters of Commitment Written letters of support and commitment are contained in Appendix C. Additionally, the ARPC local government partners have provided letters of commitment.

d. Partnerships with Workforce Development Programs The Apalachee Region does not enjoy the benefit of a local brownfield job training grant. However, the ARPC has secured the support of CareerSource Chipola, a regional job training and employment resource, to best link members of the community to potential employment opportunities in brownfields cleanup and redevelopment projects and to recruit potential employers to the redeveloped areas. The proposed project can create tremendous outcomes in terms of job creation and economic benefit for project communities.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits The reduction in contamination from the brownfields sites identified above, and others yet to be discovered, will sever pathways of contamination to the local residents and will lessen health effects related to that contamination. **The ARPC plans to use proposed EPA assessment grant funding to address environmental justice issues impacting the health and welfare of the residents in the targeted areas and across its service Region.** The proposed project seeks to mitigate exposure to environmental hazards to all residents. **Special attention will be focused on potential brownfields sites including regulatory listed sites near residential communities and other areas with increased probability to impact these sensitive populations, including low income and minority communities.** Proximity of contaminants to drinking water wells, springs or other surface water bodies directly or through a means such as runoff will be alleviated with positive project outcomes. Beyond the physical and mental health benefits that revitalizing the area will bring, the overall welfare of these at-risk communities will begin to improve. Seeing new areas of growth and potential new places of employment can be the lift an economically and environmentally challenged area and reestablish a sense of place, hope and belonging for residents. ARPC also anticipates that the removal of nuisances that brownfields present and promotion of new development and investment will **alleviate/reduce the disproportionately high crime rates** identified earlier in this proposal. New employment opportunities introduced with revitalization will **improve income levels, alleviate poverty and access to quality health care.** The provision of new retail opportunities (particularly fresh food grocers) will **improve neighborhood access to goods and services.** "Development involves change, improvement and vitality – a directed attempt to improve participation, flexibility, equity, attitudes, the function of institutions and the quality of life. It is the creation of wealth – wealth meaning the things people value, not just dollars. Community development improves the ability of communities to collectively make better decisions about the use of resources such as infrastructure, labor and knowledge (Shaffer, 2009)."

As an agricultural and commercial fishing Region, it is important to **protect vital farmland and fisheries of Apalachicola Bay.** As a direct result of **mitigating pollution to the waterways, sensitive**



Apalachee Regional Planning Council FY16 US EPA Community-wide Brownfields Assessment Grant Application

environmental areas would benefit by having cleaner, safer waters for recreation and re-invigorating bird, fish and seafood populations across the project counties. Given the number of endangered and threatened wildlife species in the Region, protecting the environment should be a high priority. As a tourist destination that suffered significantly after the BP Horizon disaster, ARPC is keenly aware of the benefit of the elimination of the threat that brownfield sites (both real and perceived) pose to the natural resources and coastal environment of North Florida. Pollution can have long-term impacts on the coastal environment.

b. Economic and Community Benefits The Region and, more importantly, the targeted communities have limited property tax revenue to draw on for financial support. By returning current brownfields to areas of opportunity and productivity, the ARPC counties will see increases in the local property tax bases, thus allowing further redevelopment efforts in turn creating more jobs and economic opportunities. For example, the potential sites on Market and Water Street that are in the downtown section of Apalachicola can be eventually redeveloped for mixed-commercial and residential, as well as cultural and entertainment space that supports both the residential and tourist populations. The Airport Road site in Apalachicola may be redeveloped as a mixed-use commercial or light industrial site. These uses would generate jobs and potential revenue for residents and employers and for the town through sales tax and increased property taxes. Attracting new residents will enable new and emerging businesses to flourish. With its aging demographics and their tremendous need for healthcare in the Region, the ARPC will also support brownfields projects that result in health care end uses. The ARPC will take full advantage of promoting the state's "Brownfields to Health Care" incentives including a 75% state voluntary cleanup tax credit and loan guarantees for healthcare facilities located within State Brownfields Areas. The intent of these projects will be to not only improve healthcare within the Region but also take advantage of living wage jobs provided by the health care industry. It is anticipated an increased focus on healthcare within the ARPC's brownfields areas, a number of opportunities for healthcare jobs may result from healthcare related brownfields redevelopment. A portion environmental site assessments conducted through the EPA Brownfields grants reveal that no cleanup is required. Those sites will be ready for immediate redevelopment, which is good for all stakeholders – developers, government, and communities' members. The ARPC has resources in place to attract and support redevelopment of sites deemed safe for reuse.

Other Community Benefits To promote a high quality of life, as outlined in the Apalachee Region's *Comprehensive Economic Development Strategy 2013-2017*, the ARPC and this project will include quality of life projects in the redevelopment plan to include recreational property, affordable and appropriate housing, senior oriented services, improved wildlife habitat, & potential for storm water management/water quality improvement benefits. The ARPC emphasizes that land-use decisions must properly address open space/greenspace and considers long-term use and management of natural resources a major issue in determining appropriate brownfields projects. There is an abundance of undeveloped land and wildlife conservation areas in the Region's rural areas and area leaders understand the merit of preservation of green space. ARPC supports use of assessment funding for additions or improvements to greenspace and to assess sites located near natural resources. Habitat restoration efforts or expansion of green space are of paramount importance to this area. The further restoration and protection of critical waterways needs to continue to insure the livelihood of the targeted communities.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings The most recent audit for FY15 reports no adverse findings, indicates ARPC complied with grant/award requirements and determined that ARPC fosters exceptional stewardship of the public trust through rigorous adherence to ethical and professional standards associated with grant activities.

b. Programmatic Capability ARPC Grants Management is under the direction of Economic Development Planner, Bruce Ballister, who has over 30 years of experience in public and private planning, including management and administration of state and federal grants. Mr. Ballister will serve as **Project Director** for this grant, and will be assisted by Ms. Janice Watson, **Finance Director**. Ms. Watson manages the ARPC/EDA Revolving Loan Fund. Ms. Watson manages the portfolio, oversees the committee, markets the program and is responsible for reporting to the Economic Development Administration. She



Apalachee Regional Planning Council
FY16 US EPA Community-wide Brownfields Assessment Grant Application

has extensive experience with grants administration. ARPC will procure experienced Brownfields Consulting Services & Environmental Engineering Services to complete technical tasks, consistent with new federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The ARPC has formal systems in place to replace critical staff and hire additional consultants if needed.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes To evaluate its progress, the ARPC will measure and track/document project outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). ACRES profiles will be updated following completion of Phase I and II ESAs, QAPPs, ABCAs, remediation, and/or redevelopment activities. ARPC will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA tracking the following outcomes and outputs. Measurable outcomes: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding (public and private), number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value, and acres of parks and greenspace preserved and created. Measurable outputs: number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The ARPC will adjust its project approach if it becomes evident that the project is not generating the expected outcomes.

d. Past Performance and Accomplishments

ii. Has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments. The ARPC has received federal grants and has maintained a successful history of management through timely and accurate reporting: **US HUD (CDBG) Neighborhood;** North Port St. Joe Sewer Replacement Phase I & II - Grant Amount: 2 grants at \$600,000 per award with -\$0-remaining. Accomplishments: Upgraded sewer and paving in Low-Middle Income (LMI) neighborhood. Grant closed in compliance. **US HUD (CDBG) Economic Development;** North Florida Child Development – Grant Amount: \$650,000. \$0- remaining. Project provided utility and roadway extensions and improvements to support new child development center. Closed in compliance. **Economic Development Administration (EDA):** Grant Amount: \$1,855,000 with \$0 remaining. Scipio Creek Marina Improvements. Planned Accomplishments: Replaced degraded infrastructure at existing commercial fleet marina to include utility systems, structural repairs, erosion control, enclosed repair facilities, additional dockage for off-loading catch and addition of open-air seafood market. **Economic Development Administration (EDA):** 2014 to present (slated to end in 2016) Grant Amount: \$1,500,000 with \$500,000 remaining. ARPC staff are the grant administrators for this project which is currently under construction: the \$6.7M facility will house the Wakulla Environmental Institute, a satellite campus of the Tallahassee Community College specializing in environmental, ecological and nature and natural assets based occupations. The initial project is funding the quarter mile access road, site improvements and a photo-electric panel designed to let the site operate in a net neutral state.

2. Compliance with Grant Requirements. All terms and conditions of the awarding agencies were met in a timely manner and in accordance with the designated workplan and no corrective measures were necessary. Reports and financials were submitted on time and completed grants have been closed.

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Apalachee Regional Planning Council

Regional Priorities Other Factor

Regional Priority Title(s): Region 4 - Assistance to communities that have limited in-house capacity to manage brownfield projects

Page Number(s): 1

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
Community population is 10,000 or less.	1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9-10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	
Recent natural disaster (2012 or later) occurred with the community, causing significant community economic and environmental distress.	4, 6



Apalachee Regional Planning Council
FY16 US EPA Community-wide Brownfields Assessment Grant Application

Threshold Criteria

1. Applicant Eligibility. The Apalachee Regional Planning Council (ARPC) is an eligible Assessment Grant applicant that was created in 1977 by Florida Statutes, Chapters 160, 163, and 186, as an association of representatives from the local governments within its planning district. Membership of ARPC includes 9 counties and their 28 respective municipalities. Its jurisdiction covers all area within the boundaries of the Florida counties of Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla. Focus areas will include Blountstown, Port St. Joe, and Jackson County.
2. Community Involvement. See Appendix C for Letters of Support.

Prior to grant application submittal, ARPC met with stakeholders, public officials and community members to seek participation in the proposed ARPC brownfields and to create a more detailed community engagement plan. ARPC will meet with its ARPC Board and County partners to establish a Brownfields Advisory Board (BAB), set program goals/priorities and set a regular meeting schedule to guide the process. Community-based organizations, residents, and local business owners will be asked to participate on a Partnership Advisory Committee (PAC) for each community. PACs will meet regularly to advise the BAB and staff, assist in site selection and further developing the public input portion of the site selection process, help develop history of sites, publicize projects, explain goals of assessment program, and keep community informed. PACs will alert the BAB to community issues/concerns about sites, assessment processes, or other brownfields issues. PACs will assist in visioning/goal setting to establish community priorities for reuse of brownfields sites. The PAC goal will be broad-based grassroots involvement of neighborhood organizations, citizens groups, property owners, lenders, business organizations and developers from each targeted community. PACs will seek to increase participation from all interested groups, considering those who may be disenfranchised due to poverty, education, or lack of access to meetings/information sources.

The ARPC with the consultants will develop a written Community Involvement Plan (CIP) outlining the process planned for the duration of the grant, and will seek community input from all four targeted areas on the plan. Public meetings will be held at least twice yearly and as-needed to educate and inform the public of the brownfields program and progress under this grant, seek public and other stakeholder input to site selection decisions (for Phase I and Phase II), seek input on cleanup options and reuse of brownfields sites, and inform ARPC members of progress/results. The ARPC will develop four project brochures that will highlight the four respective targeted brownfield project areas, review the selection process for the Brownfield Assessment Project, and explain the events that will occur in the grant program. The brochures will also include contact names and describe how both communities can get involved. The ARPC will work with existing economic development and community-based organizations to ensure future, long-term involvement of community residents within the Region. The ARPC will hold regularly scheduled board meetings and specific public meetings to gather communities' input and discuss their wants and needs regarding potential sustainable and beneficial uses of brownfield sites. The ARPC will use existing committees or boards such as the Florida Regional Councils Association (FRCA) and the committee for the Comprehensive Economic Development Strategy (CEDS). The CEDS committee meets ad hoc to exchange information about regional activities and works with the state and other public organizations to further regional coordination and planning and has been a key stakeholder and partner in community education, outreach, and public involvement endeavors. Their members are



Apalachee Regional Planning Council
FY16 US EPA Community-wide Brownfields Assessment Grant Application

concerned citizens within the community (appointed to the Board) whom have a wealth of local knowledge of the environmental and economic needs of the Region.

The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings in each of the four targeted communities; presentations to county/city commissions, community organizations (i.e., service/civic clubs, neighborhood improvement organizations, chambers of commerce, realtor and builder associations, individuals/groups of stakeholders). **A key purpose of our plan is to educate, inform and engage all of the above stakeholders in the four targeted areas and relate the brownfields program and activities under this grant to local economic and social needs. The potential benefit of the brownfields program in improving the economy (jobs) and communities (health and welfare) will be communicated to the best of our abilities in a manner appropriate for the audience.** The ARPC has in place several regularly advertised scheduled public meetings where project progress may be communicated. ARPC will use newspaper advertising/notices, website and a brownfields link to communicate with the public. Community service announcements will be made through several local radio and TV stations like WGLF, WFSU, and WBGE which are public radio stations or offer a range of listening options as well as targeted neighborhood newspapers like the *Gadsden County Times* and *Tallahassee Democrat* (Regional coverage). These news outlets serve both communities and the diversity and ethnicity of the Region. The ARPC will use local newspapers and community calendars for local TV stations to reach focus communities and the Region. The ARPC will ensure translation services at meetings and bilingual materials will be available as necessary. The ARPC will develop a public education program with various stakeholders. The ARPC will develop/distribute an educational brochure to help communities better understand brownfields and brownfields remediation. The ARPC will update its website with new educational information on brownfields and the brownfields program. The ARPC will utilize members' government access cable television to broadcast items of interest and brownfields project updates, notifications of public meetings where brownfields will be discussed, and televised meetings. The ARPC will also request assistance from National Association of Development Organizations (NADO) in sponsoring a rural/small-town brownfields workshop.

Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

59-1772505

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Apalachee Regional Planning Council

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

57-6000219

*** c. Organizational DUNS:**

6271337880000

d. Address:

*** Street1:** 2507 Callaway Road, Suite 200

Street2:

*** City:** Tallahassee

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:** 32303-5268

e. Organizational Unit:

Department Name:

ARPC

Division Name:

Environmental Planning Office

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Joe

Middle Name:

*** Last Name:** Cozier

Suffix:

Title: Regional Planner

Organizational Affiliation:

*** Telephone Number:** 850-488-6211 x104

Fax Number: 850-488-1616

*** Email:** JCrozier@thearpc.com



December 16, 2016

Joe Crozier, M.S.P.
Regional Planner – Environmental
Apalachee Regional Planning Council
2507 Callaway Road, Suite 200
Tallahassee, Florida 32303

Dear Mr. Crozier:

In re: U.S. EPA Community-Wide Hazardous Substance & Petroleum Assessment Grant

The Jefferson County EDC supports the Planning Council's application for the above-referenced EPA grant in the amount of \$300,000. We understand the funds will be used to address properties impacted by hazardous substances, a number of which are located in our community.

We will assist your efforts with public outreach and marketing and will serve on local advisory boards or committees, if needed.

Very truly yours,


Julie S. Conley
Executive Director

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Apalachee Regional Planning Council of Florida FY2017 US EPA Community-wide Brownfields Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-02

* b. Program/Project

FL-02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Chris
Middle Name:
* Last Name: Rietow
Suffix:

* Title: Executive Director

* Telephone Number: 850-488-6211 x 102

Fax Number: 850-488-6211

* Email: CRietow@theapc.com

* Signature of Authorized Representative:

Bruce Ballister

* Date Signed:

12/21/2016



West Florida

Regional Planning Council

R04-17-A-02

Kurvin Qualls, Chair
Kasey Cuchens, Vice-Chair

Austin L. Mount, Executive Director

December 22, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

The West Florida Regional Planning Council (WFRPC) is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$150,000 for Hazardous Substances and \$150,000 for Petroleum). This grant will greatly enhance WFRPC's efforts to remediate commercial and industrial contamination in the targeted communities of Freeport (Walton County, Florida), Chipley (Washington County, Florida), and Panama City Beach (Bay County, Florida). All three of the targeted communities are within the WFRPC, which represents a seven county region in Florida's western panhandle to include the counties of Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington.


WFRPC will use the brownfields program as one layer of a multi-layered incentive approach to encourage redevelopment within the region. WFRPC will focus on the areas of greatest need within the region. By continuing to address these areas first, the funding will go to the economically depressed and disadvantaged areas where it is needed most. Through these efforts, WFRPC hopes to enhance human health, the environment, and the economic vitality of this area.

Required Information	
a. Applicant Information:	West Florida Regional Planning Council 4081 East Olive Road, Suite A Pensacola, FL 32514
b. Funding Request:	i. Grant type – Assessment ii. Assessment Type – Community Wide iii. Federal Funds Requested: \$300,000 iv. Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000

c. Location	Freeport, Florida (Walton County) Chipley, Florida (Washington County) Panama City Beach, Florida (Bay County)
d. Property Information	N/A – not site specific
e. Contacts:	<p>i. Brownfields Coordinator: Katie Wilhelm West Florida Regional Planning Council 4081 E. Olive Road Suite A Pensacola, FL 32514 850-332-7976 x 280 Katie.Wilhelm@wfrpc.org</p> <p>ii. Chief Executive/Highest Elected Official Project Director: Austin Mount, Executive Director Phone 850.332.7976 x 201 Email: austin.mount@wfrpc.org Mailing Address: P.O. Box 11399, Pensacola, FL 32524-1399</p>
f. Population:	<p>i. General Population of jurisdiction - 898,531</p> <p>ii. Freeport, Florida Population: 3,564 Chipley, Florida Population: 2,346 Panama City Beach, Population: 12,092</p> <p>iii. Affirmation of "Persistent Poverty" >20% poverty for 30 years Freeport, Florida Poverty Rate: 25.2% Chipley, Florida Poverty Rate: 13.3% Panama City Beach Poverty Rate: 6.7%</p>
g. Regional Priorities Form/ Other Factors Checklist:	Attached to Cover letter
h. Letter from State Environmental Authority:	Attached to Cover letter

The West Florida Regional Planning Council appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Austin Mount
Executive Director
West Florida Regional Planning Council

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions The West Florida Regional Planning Council (WFRPC) represents a seven county region in Florida's western panhandle (Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington) and includes 5,456 sq. miles with a combined population of 898,531. Every county contains land either directly bordering the Gulf of Mexico or contributing to its watersheds. Bay, Escambia, Okaloosa, Santa Rosa, and Walton counties each border on at least one of several sensitive bay systems (e.g., Perdido and Pensacola) and have coastlines on the Gulf of Mexico. As the world's 9th largest water body, the Gulf of Mexico contains a number of unique habitats and has ecological significance to production of fish and other natural resources. All counties have significant rural areas with Holmes County, Washington County, and the City of Freeport (in Walton County) designated Rural Areas of Opportunity; a designation by Florida State Statutes for rural communities that have been adversely affected by extraordinary economic events or natural disasters. After decades of decline of the region's historical industries, including shipyards, chemical manufacturing, pulp mills, timber processing, wood treatment, and commercial fishing, the regional economy has been replaced with residential and commercial coastal development. Today, the current major regional employers represent tourism, military, government, health, technology, and financial service sectors. This shift in employers has displaced many workers and businesses and numerous potentially contaminated sites, including manufacturing facilities, landfills, wood treatment yards, dry cleaners, and salvage yards, are scattered throughout the region. This application is a community-wide proposal for the entire seven-county WFRPC region, but **the Council will focus on pre-identified sites within three communities of great need: Freeport (Walton County), Chipley (Washington County), and Panama City Beach (Bay County).**

ii. Demographic Information and Indicators of Need

	Bay	Escambia	Holmes	Okaloosa	Santa Rosa	Walton	Washington	FL	USA
Population	168,852	297,619	19,927	180,822	151,372	55,043	24,896	18,801,310	308,745,538
Children	22.0%	21.6%	21.5%	22.3%	23.9%	20.6%	21.2%	21.3%	24.0%
Female	50.5%	50.6%	46.8%	49.8%	49.5%	48.8%	45.5%	51.1%	50.8%
Minority	17.8%	31.1%	9.5%	18.9%	12.2%	12.2%	19.6%	25%	26.7%
African-American	10.8%	22.9%	5.8%	9.3%	5.4%	5.8%	15.0%	16%	12.6%
Hispanic	4.8%	4.7%	2.2%	6.8%	4.3%	5.3%	2.9%	22.5%	16.3%
Poverty Rate	14.8%	16.3%	23.7%	13.9%	12.3%	17.8%	17.3%	16.8%	15.5%
Unemployment	5.0%	5.0%	5.7%	4.2%	4.4%	4.4%	5.4%	5.1%	5.0%
Per Capita Income	\$24,937	\$24,014	\$16,946	\$29,082	\$27,478	\$25,854	\$17,950	\$26,499	\$28,555
Median Household Income	\$47,274	\$44,883	\$36,236	\$55,768	\$58,199	\$44,468	\$38,563	\$47,212	\$53,482
Free/reduced Lunch ⁴	51.9%	61.7%	65.7%	38.2%	41.0%	57.7%	65.1%	57.6%	41.8%

US Census, American Community Survey, 2009-2014 (accessed December 2016), Unemployment data from the Bureau of Labor Statistics <http://www.bls.gov>

The region has an aging workforce/population and higher percentages of minorities in the urban areas. Additionally, according to the 2010 census data, young children living in the region do not fare well here: the percentage of families with related children under the age of five living below the poverty level tops both state and national averages (see Table 1). For school-aged children in the WFRPC region, the majority receives Free or Reduced Lunches, an indicator of poverty in their households, except in Okaloosa and Santa Rosa Counties (see Table 1). WFRPC covers parts of FL Congressional Districts 1 & 2. In District 1, 13.2% of households receive Supplemental Nutrition Assistance Program (SNAP), once

known as food stamps. More than half of these residents have children under 18 and nearly 24% have recipients over the age of 60. In District 2, 12.7% of households with children receive SNAP. Nearly half, 49.3% of those have children under 18 and 24.1% have members over the age of 60 (usda.gov). Nine military bases, including Eglin and Tyndall Air Force Bases, Pensacola and Panama City Naval Air Stations, and Whiting Field Naval Air Station are located in the WFRPC area. With a combined **20,000+ personnel** the average enlisted age is under the age of 30 with the majority being married (*navy.mil and af.mil*). An estimated 20% of military personnel are women, which means a large number of those stationed here are **women of child-bearing years**.

Table 2 – Targeted Demographics

	Chipley	Freeport	Panama City Beach
Population	3,564	2,346	12,092
Children	25.4%	27.3%	16.5%
Female	54.0%	52.6%	51.6%
Age 65 and over	17.8%	8.8 %	14.5%
Minority	39.5%	17.7%	7.2%
African-American	39.9%	3.2%	6.5%
Hispanic	1.2%	10.2%	5.9%
Poverty Rate	25.2%	13.3%	6.7%
Unemployment	15.4%	8.8%	5.2%
Per Capita Income	\$14,441	\$24,103	\$33,972
Median Household Income	\$30,907	\$43,523	\$54,406

Source: Census.gov

Chipley has significantly higher minority populations in comparison to both FL and US statistics. Sensitive populations living within a mile of the identified brownfields (see below) include children, women of child-bearing ages and the elderly. Panama City Beach and Chipley have above average numbers of residents aged 70 and older. All also have per capita income that are significantly less than the state and nation, with the exception of Panama City Beach, the demographics for which are greatly skewed by extremely wealthy residents who own beach front properties here. Chipley and Freeport have significantly larger populations of children than the US, and a greater concentration of sensitive populations, children, young mothers and the elderly reside in these communities.

iii. Brownfields and Their Impacts A 2012 inventory of brownfield sites across northwest Florida was conducted as part of a previous EPA grant, and the region is too large to include a comprehensive list of all sites in this application. Thus far, over 70 sites have been identified. A brownfield inventory is a fluid document, with additional sites added as property becomes available for redevelopment. The following **priority sites** are proposed for assessment under this proposal: In **Freeport, City Staff and Council members have identified** five (5) parcels with redevelopment potential, including three (3) former service stations located downtown that used both petroleum fuel products and handled and generated hazardous wastes as part of auto repair activities. Additionally, Freeport also has a waterfront recreational park that is a city-owned parcel which formerly was used as a barge unloading area and a place where sludge deposits from dredging were left to dry. The services stations are in close proximity (next door) to several residential homes and a school with suspected contaminants of concern (petroleum products, metals, chlorinated solvents, and polychlorinated biphenyl (PCBs). The former dredge deposits area represent a potential exposure risk of metals such as arsenic and lead and possibly Polycyclic aromatic hydrocarbons. Patronized by members of the community for recreational purposes, this site requires assessment to investigate potential exposure of residents. In **Panama City Beach, a former dry-cleaner, former gas stations and industrial sites near the Gulf of Mexico** are to be included in the assessments. A hazardous materials and petroleum survey was conducted in 2012 as part of a SR 30/ Alternate US 98 (Front Beach Road) Corridor Study Report to determine potentially high risk sites that could impede development along a proposed new corridor. **Eight**

(8) properties were ranked High. The High risk sites include the Jones Property (Pizza Hut), the Reef Deli, the former Walker Food Mart, the former Texaco-Front Beach, Mr. C's Convenience Center, the Ritz Food Store #10, the Ritz Food Store #24, and the Circle K #8507. As is common amongst older, beachfront communities such as Panama City Beach, development is compact with residential homes immediately adjacent to commercial properties. Therefore, for all of these sites in Panama City Beach, the residential homes are in very close proximity to all of these sites. This is especially true in the lower income areas, where service sector employees reside. Vagrancy and trespassing are also known to be problematic. Pathways of exposure for contaminants of concern (including oils, VOCs, SVOCs, solvents and metals) are a threat to the Floridan aquifer, which is the only source of drinking water in this coastal community. A former **shopping center in Chipley**, Florida, vacant for over 7 years is immediately next to **the historic city center**. It is a prominent eye sore in its dilapidated condition at the gateway to the community and reminder of more prosperous times for the community. Built in 1979, lead and asbestos containing building materials are a concern. The center is envisioned by residents as a permanent center for the Chamber of Commerce and Tourism and as a business incubator program. It is believed that past uses including a drycleaner could effect this redevelopment and represent a potential exposure risk for the nearby residents of the used chlorinated solvents, a hazardous waste. Additionally, in August 22, 2002, Chipley designated a brownfield area (Chipley Industrial Park Area) located in east of Chipley between two residential areas. This designation was made to help generate redevelopment of several former manufacturing facilities that may have once left petroleum and/or hazardous impacts to soil and groundwater. Historical uses of petroleum products and hazardous wastes present suspected contaminants of concern which include VOCs, SVOCs, solvents and metals.

Across the region, brownfield sites on the inventory include former gas stations, dry cleaners, automotive repair shops, and many vacant buildings with unknown historical usage. The region covers an area of approximately 5,456 square miles. **Within this area there are more than 2,000 leaking underground storage tanks** (see chart below). A total of 2,298 petroleum discharges have been reported by the Florida Department of Environmental Protection (FDEP) with 1,443 of these discharges at facilities that have been closed. **This high number of discharges at closed facilities is indicative of the challenges presented when attempting to redevelop former petroleum storage tank locations.** These closed properties typically stand abandoned, contributing to the urban blight problem that many communities face, and pose an environmental threat. **The chart of regulated facilities in the section below describes other potential brownfields-related properties.**

Table 3 – EDR Sites in WFRPC Region

		Bay	Escambia	Holmes	Okaloosa	Santa Rosa	Walton	Washington	Total
UST	Registered Underground Storage Tank Sites ¹	2,365	3,876	467	1,776	1,247	854	598	11,183
LUST	Leaking Underground Storage Tank Sites ²	523	876	93	332	239	125	120	2,308
AST	Aboveground Storage Tanks ³	226	310	42	163	106	119	36	1,002
Dry Cleaners	Registered Dry Cleaners w/Tank ⁴	0	79	3	9	4	0	1	96
RCRA	EPA Resource Conservation & Recovery								0
LQG	Large Quantity Generator ⁵	5	8	1	6	3	1	0	24
SQG	Small Quantity Generator ⁵	24	26	0	25	7	1	1	84
CESQG	Conditionally Exempt SQG ⁵	297	463	18	213	149	43	26	1,209
Used Oil Handlers	Used Oil Handlers ⁴	3	3	0	1	0	1	0	8

¹ FDEP Storage Tank Database (Tank_7.xls and Tank7u_.xls); ² FDEP Tank Facility Discharge Database (Disch_7.xls); ³ FDEP Tank Database (Tanka_19.xls); ⁴ FDEP Tank Database (Tanka_7.xls); ⁵ EPA RCRA Databas3

b. Welfare, Environmental, and Public Health Impacts

i. **Welfare Impacts** As evidenced by the demographics data presented in 1.a.ii above, the overall area of the WFRPC is challenged by abnormally high poverty and high unemployment. Brownfield sites have played a significant role in these challenges and have negatively impacted the welfare of residents in the targeted areas through job losses (directly associated with brownfield sites), high vacancy rates, increased crime, and perhaps most significantly, the ensuing blight and disinvestment, promulgated by a perceived and real risk of contaminated properties. As the economic engines that provided abundant employment at living wages shut their doors, this once vibrant community gradually withered. Local businesses closed. Vacancy rates swelled and blight took hold. Many residents left, leaving behind those without the means to. Without local presence, goods, such as fresh groceries and services, such as healthcare, became largely inaccessible to many regional residents (32% do not have access to a vehicle). Limited access to healthy foods (through the absence of grocery stores) is a significant issue within Chipley and the community is identified by USDA as a food desert. The target area also has far less access to quality health care and have far fewer resources to afford it, as supported by data from the US Health Resource and Services Administration (HRSA). Two of the targeted communities are designated as Medically Underserved Areas/Population (MUA/P) by HRSA based upon its lack of health care providers (primary care, mental health, and dental), high infant mortality rates, and high poverty rates. **Freeport and Chipley rank as underserved in every category of medical service provision AND by every qualifier that HRSA measures.**

Brownfield sites also serve as an attractive nuisance within the community, which presents safety concerns. Children are drawn to explore and play at abandoned facilities. Homeless and transient persons are known to seek shelter in the abandoned buildings, particularly during inclement weather and cold spells. In this way, brownfields have provided an unwanted haven for illicit activities. Arson, vagrancy, illegal drugs, prostitution and vandalism are all issues at the brownfield sites in the target areas. While the communities have worked tirelessly to secure brownfield sites, vagrancy and trespassing are very real issues within these areas. This presents tremendous risk to public health and safety, not just from potential exposure from contaminants known or believed to be present, but also due to the dilapidated conditions of the structures involved. The combination of these impacts have negatively contributed to the general public welfare of the respective residents.

ii. **Cumulative Environmental Issues** WFRPC's counties are some of Florida's oldest. Industries have never been centralized in one corridor; thus, industrial properties - and subsequently, potentially contaminated properties - are scattered throughout the region. The region's historical industries (pulp mills, timber processing and wood treatment, and commercial fishing) have been replaced with residential and commercial coastal development, leaving these sites vacant and unprepared for redevelopment. Chemical usage from industry and agriculture is pervasive throughout the region. While some releases were airborne, many could result in hazardous substance site remediation of soil and/ or groundwater prior to redevelopment. Given the types of chemicals proven to be located in the region (see discussion below), the cumulative effects are severe. This legacy has created an urgent community need for assessment, cleanup and redevelopment efforts to improve the region's economy and strengthen its neighborhoods.

The BP Deepwater Horizon oil spill in 2010 has caused extraordinary devastation to both the environment and the economy. Even after 5 years the region is still experiencing the lingering negative effects with settlement dollars still not having been spent. Additionally, the region is burdened with cumulative environmental issues given its history of heavy, unregulated industrial usage and the level of chemical storage in the region. In 2015, the top 10 Extremely Hazardous Substances by Quantity reported by the region's Local Emergency Planning Council (LEPC) include 50,993,700 lbs. of nitric acid, 29,220,000 lbs. of adiponitrile, 10,926,710 lbs. of ammonia, 4,334,150 lbs. of sulfuric acid, 1,250,000 lbs. of formaldehyde, 800,000 lbs. of acrylonitrile 354,334 lbs. of hydrogen sulfide, 310,930 lbs. of chlorine, 200,000 lbs. of vinyl acetate monomer and 167,240 lbs. of hydrochloric acid. The storage of these chemicals becomes relevant to brownfields redevelopment since there were 204 hazardous substance

releases reported by the LEPC in 2015. **These lethal contaminants are found in too great of quantity to ensure the well-being of the population living here**, which makes the brownfield efforts of the WFRPC more important.

iii. Cumulative Public Health Impacts In addition to the brownfields described above, the areas targeted through this application are subject to a wide variety of additional sources of noise, air, water and soil pollution, which substantiates a significant and disproportionately higher impact to the targeted populous. These sources include numerous historical rail lines, historical lumber/timber and bulk fuel storage facility operations, highways, nearby military installations, landfills (both official and unofficial), and several superfunds. Pollution and toxic releases are a continuing concern for residents after generations of exposure to multiple environmental threats. As exhibited below, exposure to chemicals associated with the region's brownfield properties can have serious health impacts effects on the residents:

Source (Contaminants)	Potential Health Effects
Rail Corridor (arsenic, herbicide-pesticide contamination, petroleum hydrocarbons; VOCs; BTEX; solvents; fuels; oil and grease; lead; PCBs)	Affected Organ Systems: Dermal (Skin), Gastrointestinal (Digestive), Hepatic (Liver), Neurological (Nervous System), Respiratory (From the Nose to the Lungs) Cancer Classification: Known Human Carcinogen
Lumber/Timber Facilities (creosote, arsenic, pentachlorophenol, dioxides, solvents)	Affected Organ Systems: Dermal (Skin), Gastrointestinal (Digestive), Hepatic (Liver), Neurological (Nervous System), Respiratory (From the Nose to the Lungs) Cancer Classification: Known Human Carcinogen
Trucking & Distribution facility (petroleum, petroleum products)	Affected Organ Systems: Effects central nervous system. Cancer Classification: Carcinogenic.
Dry Cleaners (PCE, TCE contamination)	Affected Organ Systems: Developmental and Neurological (Nervous System) Cancer Classification: Carcinogenic (kidney cancer, lymphoma, liver cancer)
Historical Building Products (Lead, asbestos, asphalt (PAHs))	Affected Organ Systems: Dermal (Skin), Hepatic (Liver), Gastrointestinal (Digestive), Immunological (Immune System), Neurological (Nervous System), Cancer Classification: Probable Carcinogen
Fuel Depots, Historical Gas Stations & Auto Repair Facilities (petroleum products, solvents, volatile organic compounds, metals)	Affected Organ Systems: Effects central nervous system. Hematological (Blood Forming), Immunological (Immune System), Cancer Classification: Known or Probable Human Carcinogen.

Sources: www.ehso.com and www.atsdr.cdc.gov

The primary target communities have a substantial share of sensitive populations, including children, senior citizens over age 65, and socio-economically disadvantaged populations within communities such as Chipley and Freeport. The presence of these sites have a direct impact on the health and welfare of these sensitive populations as chemicals or petroleum products, such as those mentioned above, leach into the groundwater or lead and asbestos particles from aging buildings become airborne. Table 4, below, **demonstrates that the communities in northwest Florida have higher than average cancer rates than the state** in at least one type of cancer or more. This is one indication that there are environmental factors in the region affecting the health of the community.

Table 4 – Region Health Data

	Bay	Escambia	Holmes	Okaloosa	Santa Rosa	Walton	Washington	FL
Stroke age-adjusted death rate (ADR)/100,000	34.0	46.4	50.7	33.3	38.8	28.6	45.8	32.1
Breast cancer age ADR/100,000	20.2	22.0	28.7	17.6	26.4	19.5	27.5	20.2
Prostate cancer age-ADR/100,000	18.3	21.1	22.1	20.6	20.0	22.1	19.7	17.5
Adults diagnosed with asthma	8.4%	8.1%	7.5%	8.5%	9.0%	6.9%	14.1%	8.3%

	Bay	Escambia	Holmes	Okaloosa	Santa Rosa	Walton	Washington	FL
Premature births (<37 weeks)/ 1,000 live births	14.3	16.2	11.9	11.9	12.0	11.9	14.2	13.9
Heart Disease age-ADR/ 100,000	141.2	102.9	178.6	100.6	93.9	130.0	142.1	100.9
Births to mothers w/ less than HS education(% total births)	16.5	15.4	21.0	9.7	9.5	15.6	21.2	15.2
Colorectal cancer age-ADR/100,000	10.7	13.7	10.8	12.8	14.3	14.9	20.4	13.8
Breast cancer age adjusted incidence rate (AIR) /100,000	112.4	105.2	61.0	106.8	128.3	98.1	66.4	90.4
Prostate cancer age-AIR/100,000	196.7	119.9	66.5	108.5	179.1	98.2	95.7	114.6
Low birth weights (<2500 grams)/ 1,000 live births	8.4	10.0	5.9	7.8	7.5	8.4	8.3	8.6
Neonatal deaths/1,000 live births	4.9	4.8	7.2	3.7	3.4	5.4	2.8	4.1
Diabetes Age ADR/100,00	35.4	28.5	26.9	22.8	18.1	23.2	40.0	19.6
www.floridacharts.com								

c. Financial Need

i. Economic Conditions

From 2010 to 2014, **6,009 professional, technical and manufacturing positions** from major employers, such as *Sprint, General Dynamics, Sallie Mae and Lockheed Martin*, in the WFRPC region were lost. 1,966 jobs were in Pensacola alone (www.floridajobs.com). These losses significantly impact the region's ability to elevate the quality of life for the region. **The 2010 BP Deepwater Horizon disaster resulted in thousands of jobs lost due to the decline in tourism to the area and economic losses to business operations dependent on Gulf waters.** The region is slowly returning to pre-spill tourism levels, however, parts of the region are still reeling from the aftermath. In the **last ten years, five presidential disasters** have been declared in the WFRPC region (citydata.com). Over \$100 million dollars in damage was done to the Florida Panhandle by Hurricane Katrina alone (www.fl.gov). Persistent damage from winds and flooding wreak havoc on infrastructure and aging buildings burdening the region with the need for continual repair and restoration and exacerbating the financial condition of residents, businesses and local governments alike. *April 2014* - The National Weather Service estimates that more than 25 inches of rain fell in 24 hours in the region—the highest amount of rainfall recorded since 1879. Damage due to flooding was done to thousands of homes, businesses and infrastructure sites. Earlier this year, Hurricane Hermine made a direct hit to the panhandle communities.

WFRPC is one of ten Regional Planning Councils (RPC) in the state of Florida. For the most recent five state budget cycles, funding for RPCs has been removed as a line-item veto. This loss of funding from the state, requires that WFRPC operate programs through membership dues and grant funding. Of the ten RPCs in Florida, WFRPC has the lowest membership dues, further increasing the need for grant funding to provide programs and services to the member governments. The general economic decline and job losses in the area as a result of recent major hurricanes, severe flooding, and the BP Deepwater Horizon disaster have resulted in a **significant decline in tax revenues in the seven county region as well as the associated budget shortfalls in many counties and municipalities as a result of this tax revenue loss.** The award of the EPA Assessment Grant funding and follow-up cleanup activities will encourage investment, create jobs, and will promote environmental and economic recovery regionally.

ii. Economic Effects of Brownfields

More than 70 identified possible brownfields sites means acres of contaminated land and loss of income from acres of abandoned properties. Current economic conditions, such as low property values

and low per capita income, result in a significantly reduced tax base in the region. Abandoned/underutilized, the region's brownfield sites have negatively impacted surrounding areas and the region through either real or perceived environmental concerns. Unsecured properties have led to an increase in vandalism and illicit activities in some areas, and decreased property values due to condition of nearby brownfield sites & lack of upkeep on neighborhood homes - these issues can be directly tied to loss of jobs as businesses have closed/relocated away from Northwest Florida, an increase in poverty as displaced workers struggle to find similar work or equal-paying jobs in a declining economic environment, and declining housing stock directly associated with neighborhood decay. Brownfields continue to be created here through job losses and plant closures. Brownfield sites can lead to community disinvestment, increased blight and perpetuate this cycle and increase burden to municipalities. In **Panama City Beach in Bay County, the Former Domestic Laundry** site is located in a **Community Redevelopment Area (CRA)**. According to Florida State Statutes, for an area to qualify for a CRA, findings of slum or blight must be present and supported by data and analysis. The Domestic Laundry site contributes to the blight of older portions of Panama City Beach and further disinvestment in the community.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

This application is a community-wide proposal for the entire seven-county WFRPC region but with a primary focus on the three communities of Chipley, Freeport and Panama City Beach. By targeting these priority areas first, funding will go to the economically depressed and disadvantaged areas where most needed. These communities represent the region's brownfields make-up: potentially contaminated sites in both the urban core and low-income rural areas with high rates of unemployment and poverty. These sites have been selected through the WFRPC ongoing efforts of community engagement and capacity to achieve site selection criteria (see section 2.a.iii). The first step of the assessment process will be for WFRPC to procure an environmental consultant, using required EPA and state guidelines, for the technical environmental assessments. The WFRPC's Brownfields Coordinator will form the WFRPC Brownfields Advisory Board comprised of officials, business and property owners, community leaders, and residents to guide the proposed project. Next, WFRPC will verify site eligibility with the EPA and the FDEP. Phase I ESAs will then be conducted in accordance with the EPA's guidelines. The information collected will be assessed to determine the top priority sites for the Phase II ESAs. Environmental assessments conducted under this project will be performed by the selected qualified contractor in accordance with local, state, and federal rules and guidelines on procurement of services. Additionally, a Quality Assurance Project Plan (QAPP) and Health & Safety Plan will be prepared for all sites prior to Phase II ESA activities. Development of site appropriate remediation and/or reuse plans will be completed to reduce risks to health and environment for selected sites. Working within the designated communities, WFRPC will use the existing Community Involvement Plan, created during a previous EPA assessment project, and public input gathered from previous and future engagement activities, to develop future visions. This input will be used to set goals and create plans developed in conjunction with each county's redevelopment plan and the Comprehensive Economic Development Strategy for the region. The plan guidelines will assist the WFRPC in site selection. Work completed on WFRPC's previous EPA assessment grant will ease site access issues by addressing sites identified during the previous grant, but that available funds were unable to accommodate. Cleanup of brownfields sites will help protect the health of community residents and spur redevelopment/revitalization. Redevelopment is expected to bring jobs and private sector investment back to the brownfields areas.

The proposed project directly aligns with revitalization plans for the region, the West Florida Regional Planning Council's Comprehensive Economic Development Strategy 2013-2018 (CEDS). This provides a strategic approach regarding the implementation of revitalization efforts and promotes sustainable reuse of

existing resources, directly supported by this project. This CEDS calls for connecting economic development and land use planning to create a quality place that attracts talented, creative people while supporting a successful business environment. The WFRPC recognized in the plan the need to create new and improved developments within designated business districts and major transportation corridors. This project be the start of implementing this plan, first by assessing current vacant and underutilized properties and subsequently to the reuse of existing resources without expanding the urban service area boundaries, another core element of the CEDS. For renovations and expansions, developers are required to use environmentally friendly products and practices, resource conservation efforts, and recycling programs such as construction and demolition recycling to ensure unusable materials are recycled to the best extent practical, the use of clean energy and energy efficient renewable sources as practical, and reduce the use of power consumption where possible, and implementation of effective erosion and sediment control measures during construction to reduce the potential of stormwater impact. In its CEDS, the Region fortifies the importance of sustainable reuse: **Goal 4: Promotion of compact land use and redevelopment, multi-modal transportation and corridors. Policy 1.3: Implementation of guidance and/or regulations that encourages redevelopment of built sites, infill, Brownfield or Greyfield development.** The proposed assessment work will contribute to the success of the CEDS by determining that either sites are not contaminated and therefore eligible for infill redevelopment, or that cleanup is needed, which WFRPC can assist with by offering funding opportunities through the RLF, for eventual infill redevelopment. For examples of potential sustainable redevelopment of the targeted brownfield sites, please see section 4.c.

Through the implementation of the proposed, WFRPC will **incorporate livability principles into brownfields cleanup/redevelopment projects**, including: *providing more transportation choices; promoting equitable, affordable housing; increasing economic competitiveness; supporting existing communities; leveraging federal investments; and valuing communities and neighborhoods.* WFRPC will promote redevelopment activities that contribute to greener healthier neighborhoods, improve employment and affordable housing opportunities, reduce toxicity and blighted vacant properties, and improves access to greenspace, transit systems and schools. The WFRPC currently has a project that has completed a Phase II Assessment that incorporates several livability principles in cleanup and revitalization (See following section 4.c). Once the site is fully assessed and remediated, the site will be repurposed as a stormwater retention pond that will service the downtown region. This project will be designed as an amenity to provide the area with a much needed greenspace while allowing city to encourage development by allowing developers and small businesses to use a centralized retention pond instead of requiring them to plan for an onsite treatment option for stormwater as part of the permitting process.

ii. Timing and Implementation

(a) Contractor procurement. WFRPC will contract with a qualified environmental services and engineering firm for technical assistance and will utilize its resources to oversee consultants conduct, community involvement, and administer grant funds, thereby leading an efficient project. Contractor procurement will be completed no later than three months after notification of selection for a grant award in full compliance with state and new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The WFRPC Project Director, Austin Mount, and his team will manage the environmental consultant.

(b) Development of site inventory, site prioritization and selection process. The site-selection process will include the public and non-profit partners as well as staff/consultant input. In its previous assessment grant, WFRPC identified sites within the region that are to be assessed in this proposed project. The public will also identify sites through input at public meetings. Businesses and property owners with whom conversation began in previous project, as in the cases of the pre-identified priority sites (see section 1.a.iii), will have further consideration in the proposed efforts; these activities will reduce the probability of site access issues. Sites will be prioritized by their potential to meet the following standards: potential for economic and community development, such as affordable housing and health care; open or green space; green

infrastructure, such as watershed protection; potential for SMART growth; and other priorities that empower low-income or minority populations. Moving forward, priority will be given to projects with environmental progress, removal/reduction of environmental impacts and improvement to overall conditions in low income/minority communities.

(c) Site access. The RPC has extensive experience with Brownfields remediation and in gaining access to private and other non-government owned properties. RPC staff and/or consultants will meet with property owners and explain the process and the benefits of a "free" Phase I or Phase II assessment. Public education on the benefits of local brownfield programs under Florida law and community/business involvement will be a critical part of this process. If access cannot be gained to a specific site, the project team will move on to the next site prioritized.

EPA Grant Implementation Schedule

	Time from Award	Actions	Responsible Parties
Planning	<i>Start-up Activities</i>		
	<—3 months	Procure an environmental consultant using required EPA and state guidelines; Work plan revisions begin before grant award is final; due within 60 days after award date	WFRPC Staff and Environmental Consultant
	3–6 mos.	Kick-off meeting held with WFRPC, Consultant, EPA, State; Kick-off with CBOs and public	WFRPC Staff, Consultant, Target Area officials, Advisory Board, CBO Partners and Public
	0–6 mos. & ongoing	Prepare for Quarterly Report submission within first quarter and throughout project; Revisit reporting protocol with staff; Plan for Brownfields conference trip; Establish preliminary training schedule	WFRPC Staff, Consultant, Advisory Board, CBO Partners and Public –(ALL)
Years 1 & 2	<i>Grant Specific Schedule</i>		
	4–9 mos.	Site Selection Priority Process established and implemented	ALL
	5–9 mos.	Phase I activities initiated on high priority sites;	WFRPC Staff, Consultant
	4–9 mos.	ACRES forms completed within 30 days of site ID	WFRPC Staff, Consultant
	6–12 mos.	Develop generic Quality Assurance Project Plan (QAPP) Initiate site access agreement process	WFRPC Staff, Consultant, Advisory Board
	Qtr. 2	QAPP and Sampling and Analysis Plans (SAP) submitted to EPA/State for approval (EPA/State review 4 weeks)	WFRPC Staff, Consultant
	Quarterly	Assess to ensure on target to meet set year end goals; if not inform EPA-PO	WFRPC Staff, Consultant, Advisory Board
	Quarterly	Phase I reports are being finalized/ACRES forms are being updated; Update local officials	WFRPC Staff, Consultant
	Ongoing	Phase II is initiated; Endangered Species Act and National Historic Preservation Act assessments are initiated	WFRPC Staff, Consultant
	Ongoing	Phase II reports are being finalized/ ACRES forms updated	WFRPC Staff, Consultant
	Ongoing	Phase I planning to Phase II initiation cycle for community-side grants repeats Year One	ALL
	18–24 mos.	SAPs submitted to EPA/State for each property	WFRPC Staff, Consultant
	Ongoing & beyond grant	Begin clean-up planning (ABCA) on sites where cleanup funds may be desired; Submit to EPA /State for review/comment; Begin securing/seeking financial support for cleanup	ALL
Year 3	30–34 mos.	Final expenditures to be made; Final activities completed; Ensure all final data and input for reports are collected; ACRES input finalized	WFRPC Staff, Consultant
	34–36 mos.	Closeout	WFRPC Staff, Consultant

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1 - Assessment – Conduct Environmental Site Assessment activities at selected sites: 12 ASTM-AAI compliant Phase I's at \$3,500 each for a total of \$42,000; one (1) Generic Quality Assurance Plan (QAPP) at \$5,000, six (6) SS-QAPPs at \$3,500 each for a total of \$21,000; six (6) Phase II's at \$25,000 each for a total of \$150,000. Total: \$218,000 in contractual services (50% petroleum/50% hazardous substances).

Task 2 - Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision and goals will be considered in region-wide remediation and reuse planning. Six (6) Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans at \$7,000 for a total of \$42,000 in contractual services (50% petroleum/50% hazardous substances).

Task 3 - Outreach – Revise current Community Involvement Plan based on previous EPA grant experience; Develop and maintain strategic partnerships and community involvement; disseminate information and comments to community & stakeholders; host community meetings. \$4,000 in personnel costs is budgeted for hosting community-wide meetings, focus groups, charrettes, and visioning sessions (50% hazardous substances and 50% petroleum). Travel – \$5,000 in travel funds budgeted to supplement funds from other sources and includes attendance at national, state, and regional brownfields-related training conferences and workshops, as well as travel to brownfields sites and for community outreach activities (50% hazardous substances and 50% petroleum). Printing – \$1,000 is budgeted for printing informational materials and items for community outreach and brochures for marketing (50% hazardous substances and 50% petroleum).

Task 4 - Programmatic Assistance – WFRPC will directly oversee grant implementation and administration and ensure compliance with EPA cooperative agreement terms and conditions, EPA quarterly reports, MBE/WBE forms, and update the EPA ACRES database. As discussed in sections 1.a.i and 1.a.ii, much of WFRPC's region, and a number of the priority sites for this proposal are located in small, rural areas. These areas have limited funding opportunities and technical expertise needed administer their own brownfields programs. WFRPC plans for the Brownfields Coordinator to serve in a technical assistance role to work with the communities during the brownfields assessment process \$30,000 is budgeted for program support for WFRPC staff time (50% hazardous substances and 50% petroleum).

ii. Budget Table

	Task 1 Phase I/II Assessments	Task 2 Cleanup Plan/ABCA	Task 3 Outreach	Task 4 Programmatic Support	Total
Hazardous Substances					
Personnel			5,000	10,000	15,000
Travel			4,500		4,500
Supplies					
Contractual	109,000	21,000	500		130,500
Total	109,000	21,000	10,000	10,000	\$150,000
Petroleum Products					
Personnel			5,000	10,000	15,000
Travel			4,500		4,500
Supplies					
Contractual	109,000	21,000	500		130,500
Total	109,000	21,000	10,000	10,000	\$150,000
Grand Total	218,000	42,000	20,000	20,000	\$300,000

c. Ability to Leverage WFRPC is encouraging private sector reinvestment, promoting economic development and providing public sector enhancements through numerous programs and initiatives available

to residents, commercial property owners and tenants living and working within these areas. Several incentive programs are available and include: Jobs Credit for Corporate Income Tax, EZ Property Tax Credit, Jobs Credit for Sales Tax, Business Equipment Sales Tax Refund, Building Materials Sales Tax Refund, Sales Tax Exemption for Electrical Energy, and Community Contribution Tax Credit Program. WFRPC can assist its counties and municipalities in leveraging funds such as Tax Increment Financing, Community Development Block Grant, and other grant funding sources and partnerships to finance its programs and initiatives. The WFRPC Region offers land, labor, and capital that are more affordable than in many other regions of the US, which cannot compete with the natural beauty of the area. Regional incentives to redevelop brownfields here also include low business taxes. **WFRPC is the recipient of a \$1,200,000 EPA Brownfields Revolving Loan Fund** grant which can be used to lend funds to private parties and sub-grant to local governments for brownfields cleanup. **Florida ranks 5th in the Tax Foundation's 2013 State Business Tax Climate Index**, which compares areas of taxation that impact business: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property (residential and commercial). As *WFRPC successfully leveraged CDBG funds to complete assessment and cleanup of the Former Century Drug Store Site in Escambia County with an RLF sub-grant* (see Section 5.c.2), WFRPC plans to leverage **CDBG funds** to develop local affordable housing and community development needs across the Region. In 1998, the Florida Legislature created the **Voluntary Cleanup Tax Credit (VCTC)** to encourage participants to conduct voluntary cleanup of certain dry-cleaning solvent contaminated sites and brownfield sites in designated brownfield areas. Participants may be private or public entities, but they must meet the eligibility criteria, and they must enter into either a Voluntary Cleanup Agreement, for dry-cleaning solvent cleanup, or a Brownfield Site Rehabilitation Agreement. Tax credit certificates are awarded by the Florida Department of Environmental Protection from an annual \$5 million authorization and are valid against Florida Corporate Income Tax. Florida's VCTC tax credit program provides a 50% tax credit on cleanup and other eligible environmental costs – plus additional 25% bonuses upon the completion of cleanup. WFRPC has a successful track record of leveraging upon which to build.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan. WFRPC works with a variety of community stakeholders to address regional issues as part of its current Community Involvement Plan. As part of its planning process, WFRPC meets regularly with stakeholders to better understand the challenges impacting the region and keep abreast of changes as they occur. Through this process, WFRPC has identified issues related to redevelopment planning that directly correlate with the region's brownfield issues, such as lack of financial incentives to overcome costs associated with due diligence during the early stages of site selection. This community input is expected to be a significant benefit as WFRPC continues to move forward with its brownfields initiative. WFRPC coordinates the efforts of the Community Investment Committee, which includes involvement in community events, meetings, developing community relations' strategies and preparing informational materials. **WFRPC will conduct community outreach in the targeted communities quarterly to receive public input concerning redevelopment projects and local brownfield initiatives.** WFRPC is keenly aware of the value that community involvement adds to the brownfield initiative, especially in site prioritization, and will continue to work with all local stakeholders throughout the grant cycle. A list of key stakeholders that support the WFRPC Brownfields Program are provided below (see section 3.c.i.). Problems encountered by a large region rarely observe political boundaries and consequently require inter-governmental solutions. WFRPC is proud to be a part of that solution.

ii. Communicating Progress. WFRPC encourages citizens throughout the region to become involved in the planning process and actively markets many of the programs it undertakes. WFRPC has already established an appropriate and effective communications network within the counties and cities as demonstrated by the variety of community groups attending on-going meetings from the entire seven-county

region. Community involvement activities that have begun, and continue to occur, including formal and informal conversations with local groups, both government and civic, about their need for participation. WFRPC has a robust social media presence including Facebook, Twitter, and monthly e-blast newsletter, which reaches a wider audience than traditional outreach, and increases access and the ability for community feedback on programs. WFRPC will continue to solicit public input and support during all projects and regular updates will be presented to the public during community meetings and be posted to the WFRPC website, which includes a section devoted to the WFRPC brownfields program. WFRPC will develop updated brownfields outreach materials, such as educational brochures and make this information available at all regular community meeting. These meetings are publicized on radio and the WFRPC website. Spanish language translators and materials are provided.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority. The Florida Department of Environmental Protection (FL DEP) is the State Agency responsible for the State Brownfields Program and cleanup oversight. FDEP oversees remedial activities and ensures compliance with cleanup standards. WFRPC has worked closely with FL DEP to support safe, healthy communities and environmental protection in previous brownfields projects and will continue to do so in this proposed project. Additionally, WFRPC co-hosts an annual Brownfields Redevelopment Forum with FDEP and the Apalachee Regional Planning Council. WFRPC also encourages sites to enter the Florida Brownfields Program, when applicable.

ii. Other Governmental Partnerships. As discussed above, WFRPC is targeting within this application, the small communities of Chipley and Freeport. Although these communities have great need for revitalization, they have limited capacity to manage an individual grant program. Letters of support and commitment from both Chipley and Freeport are provided in Appendix B. The WFRPC has successful, working partnerships with several local and state environmental, health, and governmental agencies to ensure the sustainability and continued success of the WFRPC Brownfields Program. WFRPC receives funding for economic development planning and infrastructure improvements related to economic development from the **U.S. Economic Development Administration (EDA)** a major federal Brownfields partner. The region is an EDA Economic Development District (EDD). *EDA serves as a technical advisor to the Brownfields program. The agency has resources to assist potential developers with redevelopment, such as identifying financing sources.* **U.S. Departments of Housing and Urban Development (HUD)** provides CDBG funds that can be used in development of affordable housing and eligible infrastructure projects in targeted communities. They can also assist with prioritization of sites for assessment and redevelopment. WFRPC will seek additional resource from the **US Dept. of Agriculture (USDA)**. The **health departments** of the seven counties will also serve as partners in the program, as they bring vital statistical information regarding environmental health factors in the targeted areas.

c. Partnerships with Community Organizations

i. Community Organization Description & Role.

Community Based Organization	Type of Agency	Support Role Pledged
Northwest Florida Clean Cities Coalition	Non-profit	Identification of Sites, Outreach, Marketing
Florida Brownfields Association	Non-Profit	Technical Assistance, Education, Outreach, Identification of Sites, Serve on Advisory Committees
Florida's Great Northwest	Non-Profit	Outreach
FloridaWest	Economic Development Alliance	Identification of Sites, Serve on Advisory Committee
Three Rivers Resource Conservation and Development Council	Non-profit	Outreach
Tri-County Community Council	Non-Profit	Outreach to low income citizens

ii. **Letters of Commitment.** Letters from key stakeholders are provided in Appendix B.

d. **Partnerships with Workforce Development Programs.** WFRPC plans to promote local hiring and procurement by, to the greatest extent possible, encouraging the hiring of local firms to do the assessment, remediation, and redevelopment. WFRPC plans to continue its efforts with local workforce development agencies to train the appropriate workforce in both pre and post brownfield development activities. Several job incentive programs are also available in the project areas including a *Florida Brownfields Jobs Credit for Corporate Income Tax* and a *Florida Brownfields Jobs Credit for Sales Tax*. New taxable income from an increase in construction and support jobs from new housing and commercial establishments will also support future redevelopment. WFRPC also has a **Strategic Regional Policy Plan** (2011) that will be used to guide job creation activities as well as contribute to the improvement in quality of life for all area residents: **Policy 1.1:** *Provide technical assistance to assist the public and private sector to recycle older housing stock through rehabilitation and community redevelopment of existing residential neighborhoods and rural dwellings.* **Policy 1.2:** *Pursue federal and/or state funds to use for rehabilitation of substandard housing units.* **Policy 2.4:** *Expand downtown revitalization, rural redevelopment, and other redevelopment for job creation/retention.*

4. PROJECT BENEFITS

a. **Welfare, Environmental, and Public Health Benefits.** The ultimate goal of this proposal is to assess the sites in order to move forward into cleanup and redevelopment. *Identification and reduction in contaminant levels/threats will limit potential exposure and negative health effects.* The communities in northwest Florida have higher prevalence of negative health indicators than the rest of the state (see section 1.b). Assessment of sites to determine actual contaminants leads to cleanup of soils and groundwater, which WFRPC can assist communities with through the WFRPC Brownfields RLF. *Cleanup of these sites will remove potential causes of adverse health effects in the target communities by removing the elements that posed the greatest health threats to residents, including sensitive populations – child-bearing women, young children and the elderly.* The public health and welfare benefit of allaying community fears of sites as a result of brownfield assessment activities cannot be overstated as a priority for the WFRPC. Additionally, the project will address blight in the project areas, a product of disinvestment and poverty introduced by a loss of industry and economic decline. Deterioration of the physical condition of the area creates opportunities for crime, vagrancy, drug activities, and violence. These conditions pose threats to project area residents, and this project will lead to removal or remediation of these conditions. Residents in targeted areas will benefit from the allaying of community fears of unknown/perceived contamination, reduction of health risks and crime, elimination of blight, and increased property values resulting from future cleanup of these sites.

Numerous sites with potential contamination, including manufacturing facilities, dry cleaners, salvage yards and chemical storage facilities are located throughout the region in close proximity to residential populations, including a number of sensitive groups (see Section 1.a.iii). Assessment and subsequent cleanup conducted through this Assessment Grant mean reduction in potential pollutants to an area that is at increased risk/vulnerability to groundwater and ecological impacts. The extremely shallow water table in the region creates a real risk of ground water contamination, which serves as the primary source of drinking water for residents. Additionally, ground water impacts endanger sensitive ecosystems and wildlife, which abound in the region. As a direct result of mitigating pollution, via run-off or through prevention of groundwater contamination, to coastal estuaries, the Region's inter-connected waterways, and sensitive environmental areas would benefit by having cleaner, safer soil and waters for the purpose of re-invigorating wildlife, bird, fish and seafood populations across the Gulf and beyond. As a tourist destination, a great benefit is the elimination of the environmental threat that contaminated sites pose to the natural resources and coastal environment of Northwest Florida (the largest sources of income in the region). Pollution migrating into the rivers, bays, and estuaries and marine environments not only has the potential of impacting tourism but can have long-term impacts on the coastal environment. Using existing infrastructure to support selective and

safe redevelopment will reduce the need for greater utilization of raw materials and reduces the likelihood of the continuation of urban sprawl in this vital ecological area.

b. Economic and Community Benefits. Cleanup and redevelopment on the targeted areas will provide improved economic benefits for the WFRPC Region. Sites assessed through this grant will be redeveloped primarily as light industrial, commercial/retail, housing, greenspace, and mixed use. This will create much needed, new taxable income in the form of new housing and residentially compatible commercial establishments, as well as provide an increase in construction and support jobs. A 2005 IIRA survey found that an average of 66 full-time equivalent jobs was created per brownfield redevelopment project (IIRA 2005). In addition, by assessing and redeveloping vacant and underutilized properties within the targeted areas with EPA funds, property values for privately owned active businesses and residences are expected to improve. Such an increase in property values would allow the property owners to leverage additional private funds for their own improvements to existing buildings and infrastructures. This would not only improve existing business that employ area residents and pay taxes, but will allow businesses to expand in a welcoming environment and create new opportunities for the region.

A specific example of benefits created by WFRPC EPA grant outcomes: **Domestic Laundry facility:** located in Panama City, a Phase I and Phase II have been conducted on this site. This facility was constructed prior to the 1920's has been a dry cleaning facility since 1927. The facility has been vacant since 2009, and the WFRPC anticipates redevelopment of the property with the intended use being a stormwater retention pond for regional downtown redevelopment. EPA funds were used for the Phase I and Phase II ESAs. The planned redevelopment of this site as a shared stormwater pond removes the requirements for each new development to provide on-site a stormwater facility, allowing developers to optimize the use of their sites in the downtown core. This proposed assessment project will focus on not-for-profit activities providing significant benefits for cleaning up properties to the entire community. These quality of life projects can include parks, greenways, undeveloped property, recreational property, affordable, workforce housing, youth and senior oriented services, or other nonprofit uses to increase open space and recreational opportunities, improved wildlife habitat, & potential for storm water management and water quality improvement benefits.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings WFRPC has not had any adverse audit findings. Financial statements present fairly, in all material respects as of September 30, 2015.

b. Programmatic Capability The WFRPC staff have the ability to manage the grant and provide technical experience of project management to the local communities with limited capacity to effectively manage their own brownfields program. The WFRPC staff has extensive environmental project management experience and has successfully managed *EPA grants*. *WFRPC Executive Director, Austin Mount, will serve as **Brownfields Project Director** and be WFRPC's spokesperson to provide information about the brownfields program. Mr. Mount will work with the agency's designated Brownfields Coordinator and financial staff to meet all environmental and administrative requirements.* Kate Wilhelm will serve as **Brownfields Coordinator** and quality assurance officer for the program and *will review required documents* including site specific QAPPs. Ms. Wilhelm has a background in community planning and experience in economic development and revitalization. WFRPC's accounting office, headed by K. Dawn Schwartz, **Director of Finance**, includes three additional staff members and is responsible for all phases of the agency's accounting process of an annual operating budget of over \$3 million. The accounting office will coordinate all assessment financial functions with the Program Director and Brownfields Coordinator. The WFRPC ensures compliance with program and comprehensive planning requirements by incorporating approved accounting procedures, providing internal audits, and following grantor requirements. The WFRPC will procure a brownfields consultant in accordance with 40CFR31, to conduct the technical environmental assessment activities. Should additional expertise be needed the WFRPC has qualified planning and management staff to fulfill those roles and has systems in place to procure outside expertise.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes In order to evaluate its progress, the RPC will measure and track the outputs and outcomes below. Once eligibility is determined, sites will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). ACRES profiles will be updated following completion of Phase I and II ESAs, QAPPs, ABCAs, remediation, and/or redevelopment activities. To track and measure progress the RPC will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly updated project spreadsheet. Measurable outcomes: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding (public and private), number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value, and acres of parks and greenspace preserved and created. Measurable outputs: number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The RPC will adjust project approach if it becomes evident that expected outcomes are lagging.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant In FY08, WFRPC received an EPA Revolving Loan Fund award, and in FY11 received a Community-Wide Assessment grant, \$200,000 for hazardous substances; \$200,000 for petroleum. **1. Accomplishments** The WFRPC has a proven track record of accomplishments with the existing Assessment Program. EPA selected the WFRPC for two brownfields assessment grants, community-wide hazardous substances and petroleum grant funds were used to conduct 4 Phase I, 5 Phase II and 2 supplemental Phase II environmental site assessments, which are detailed in ACRES. Two specific examples of success follow: **Former Century Drug Store Site**: WFRPC provided a RLF sub-grant to the Century Chamber of Commerce, which was leveraged with Escambia County CDBG funding, for the demolition of the structure and to abate the asbestos. In November and December 2012, asbestos was removed and disposed off-site at a licensed waste facility with oversight by a licensed asbestos abatement contractor. Upon completion of the asbestos abatement activities, demolition activities commenced. In January 2013, the building was razed and portions of the building materials that were not recycled were disposed of at a licensed C & D Landfill. **Former Domestic Laundry Site**: A Phase II ESA was conducted and 13 soil borings were made to evaluate the current and former UST areas located in the northwestern and southwestern portions of the site and the drycleaner operations inside the building. Additionally, to determine the horizontal and vertical extent of potential petroleum and chlorinated solvent impacts to groundwater from dry cleaning activities, 16 temporary screen point interval wells were added inside the building and on the north and western portions of the property. Results indicated significant impacts to groundwater associated with the previous use of both chlorinated solvents and petroleum products at the site. Particularly high concentrations of chlorinated solvents were encountered inside the building adjacent to the dry cleaning machines and at the end of a concrete ditch near the west exit of the building.

2. Compliance with Grant Requirements The WFRPC was awarded a Brownfields Cleanup Revolving Loan Fund grant (BF95406508-0) for \$1,200,000 in October 2008, which was extended and will close September 30, 2017. The Brownfields Assessment, Hazardous/Petroleum grant (BF95482211) for \$400,000 in October 2011, which closed September 30, 2014 and was fully expended. The existing RLF has remaining funds that are available for leveraging. The WFRPC has a history of timely and accurate quarterly performance and technical reporting, as well as acceptable use of the Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting system. *Additional assessment funding is required* due to the overwhelming number of potentially contaminated sites in the seven-county region that need assessment due to historical uses in order to satisfy the environmental due diligence for property transactions.

Regional Priorities Form/Other Factors Checklist

Name of Applicant: West Florida Regional Planning Council

Regional Priorities Other Factor

Regional Priority Title(s): Region 4 - Assistance to communities that have limited in-house capacity to manage brownfield projects

Page Number(s): 1

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
Community population is 10,000 or less.	2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4,6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	
Recent natural disaster (2012 or later) occurred with the community, causing significant community economic and environmental distress.	4,6

Threshold Criteria

1. Applicant Eligibility. The West Florida Regional Planning Council (WFRPC) is an eligible Assessment Grant applicant that was created in 1977 by Florida Statutes, Chapters 160, 163, and 186, as an association of representatives from the local governments within its planning district. Membership of WFRPC includes 7 counties and their respective municipalities. Its jurisdiction covers all area within the boundaries of the Florida counties of Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington Counties. The area includes 5,456 sq. miles, and a combined population of 898,531 in Florida's western panhandle.
2. Community Involvement. See Appendix C for Letters of Support.

WFRPC works with a variety of community stakeholders to address regional issues as part of its current Community Involvement Plan. As part of its planning process, WFRPC meets regularly with stakeholders to better understand the challenges impacting the region and keep abreast of changes as they occur. Through this process, WFRPC has identified issues related to redevelopment planning that directly correlate with the region's brownfield issues, such as lack of financial incentives to overcome costs associated with due diligence during the early stages of site selection. This community input is expected to be a significant benefit as WFRPC continues to move forward with its brownfields initiative. WFRPC coordinates the efforts of the Community Investment Committee, which includes involvement in community events, meetings, developing community relations' strategies and preparing informational materials. **WFRPC will conduct community outreach throughout the targeted communities to receive public input concerning redevelopment projects and local brownfield initiatives.** A minimum of six (6) public meetings/events are planned at project milestones including 1) project kick-off; 2) following Work Plan approval; 3) completion of the site inventory; 4) upon completion of Phase I ESAs; 5) upon completion of Phase II ESAs; and 6) at the close of the project. Additional meetings and presentation of project information with organizations and interest groups will be offered throughout grant implementation. WFRPC is keenly aware of the value that community involvement adds to the brownfield initiative, especially in site prioritization, and will continue to work with all local stakeholders throughout the grant cycle. A list of key stakeholders that support the WFRPC Brownfields Program are provided below (see section 3.c.i.). Problems encountered by a large region rarely observe political boundaries and consequently require inter-governmental solutions. WFRPC is proud to be a part of that solution.

WFRPC encourages citizens throughout the region to become involved in the planning process and actively markets many of the programs it undertakes. Goals for its community involvement efforts are to: give the public accessible, accurate, timely and understandable information; ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; reflect community concerns, questions and information needs in program activities and decisions; and respect and fully consider public input throughout the process. WFRPC has already established an appropriate and effective communications network within the counties and cities as demonstrated by the variety of community groups attending on-going meetings from the entire seven-county region. Community involvement activities that have begun, and continue to occur, including formal and informal conversations with local groups, both government and civic, about their need for participation. WFRPC has a robust social media presence including Facebook, Twitter, and monthly e-blast newsletter, which reaches a wider audience than traditional outreach, and increases access and the ability for community feedback on programs. WFRPC will continue to solicit public input and support during all projects and regular updates will be presented to the public

during community meetings and be posted to the WFRPC website, which includes a section devoted to the WFRPC brownfields program. WFRPC will develop updated brownfields outreach materials, such as educational brochures and make this information available at all regular community meeting. These meetings are publicized on radio and the WFRPC website. Spanish language translators and materials are provided.

3. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** West Florida Regional Planning Council

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-0500582

*** c. Organizational DUNS:**

6197845230000

d. Address:

*** Street1:**

4081 East Olive Road

Street2:

Suite A

*** City:**

Pensacola

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32524-1399

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Katie

Middle Name:

*** Last Name:**

Wilhelm

Suffix:

Title: Planner

Organizational Affiliation:

*** Telephone Number:** 850-332-7976 x280

Fax Number: 850-637-1923

*** Email:** katie.wilhelm@wfrpc.org



CITY COUNCIL:

Janice McLean/Seat 1
Elizabeth Brannon/Seat 2
Eddie Farris/Seat 3
Jennifer Laird/Seat 4
Kasey Cuchens/At Large

MAYOR:

Russ Barley

CITY CLERK:

Rebecca Podraza

CITY PLANNER:

Latilda Hughes-Neel AICP

November 8, 2016

Austin Mount
Executive Director
West Florida Regional Planning Council
4081 E. Olive Road, Suite A
Pensacola, FL 32514

Dear Mr. Mount:

Please accept this letter of support on behalf of the City of Freeport for the West Florida Regional Planning Council's 2017 EPA Brownfields Assessment Grant Application in the amount of \$300,000. We are proud to support an effort that will address possible impacts of hazardous substances and petroleum product on properties in our area. Moreover, we are excited to see the positive results that can be initiated by a much-needed project such as this.

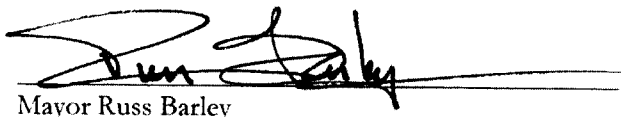
The Freeport City Council is committed to the management of future development of the City of Freeport in a manner consistent with the ability to provide adequate infrastructure and to protect the important natural resources of the Freeport area.

In support of the West Florida Regional Planning Council's Brownfield Program, the City of Freeport will aid with the identification of potential redevelopment projects. Additionally, City of Freeport is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Again, we applaud West Florida Regional Planning Council's effort to support the revitalization and redevelopment of our region. Please feel free to contact Latilda Hughes-Neel AICP, Freeport Planning Director so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

CITY OF FREEPORT



Mayor Russ Barley

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

West Florida Regional Planning Council of Florida FY 2017 US EPA Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-01

* b. Program/Project

FL-01

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Austin

Middle Name:

* Last Name:

Mount

Suffix:

* Title:

Executive Director

* Telephone Number:

850-332-7976 x 201

Fax Number:

850-637-1923

* Email:

austin.mount@wfrpc.org

* Signature of Authorized Representative:

Dawn Schwartz

* Date Signed:

12/22/2016

1400 Colonial Blvd, Suite 1, Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817 | www.swfrpc.org

December 22, 2016

Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960
Phone: (404) 562-8923

Subject: FY 2017 Brownfields Assessment Grant Proposal Cover Letter

Dear Ms. Alfano:

The Southwest Florida Regional Planning Council (SWFRPC) is pleased to submit the enclosed application to the FY 2017 EPA Brownfields Program for a Brownfield Coalition Assessment Grant in the amount of \$600,000 (\$300,000 petroleum and \$300,000 hazardous substances).

SWFRPC, Collier County, Glades County, and Hendry County have formed the Southwest Florida Promise Zone Brownfield Coalition (SwFBC) to collectively mitigate the economic and environmental impacts of brownfields. The target area has a population of 75,571, is rural in nature, and lies in the southerly center of the state. Largely agricultural, the region is home to critical components of the South Florida ecosystem, including Lake Okeechobee, Lake Hicpochee, the Caloosahatchee River and portions of Everglades National Park. Located within the target area, the populous towns of Clewiston, LaBelle, Moore Haven, and Immokalee are communities of poverty and in desperate need of revitalization. EPA funding through this grant would result in redevelopment opportunities; enhance economic and welfare conditions in the region; and protect important environmental resources. As the target area has received a Promise Zone designation, SWFBC will exponentially leverage EPAs investment in our community.

We appreciate your strong consideration of our application.

Sincerely,

A handwritten signature in cursive script that reads "Margaret A. Wuerstle".

Margaret Wuerstle
Executive Director, Southwest Florida Regional Planning Council



Required Information	
a. Applicant Information:	Southwest Florida Regional Planning Council 1400 Colonial Blvd, Suite 1 Fort Myers, FL 33907
b. Funding Request:	i. Grant Type: Assessment ii. Assessment Grant Type: Coalition iii. Federal Funds Requested: \$600,000 iv. Contamination: \$300,000 Hazardous Substances, \$300,000 Petroleum
c. Location:	<u>Jurisdictions Covered in Proposal:</u> Glades County, Hendry County, and the Town of Immokalee in Collier County <u>Coalition partners:</u> Southwest Florida Regional Planning Council, Collier County, Glades County, and Hendry County
d. Site Locations:	Not Applicable
e. Contacts:	i. Project Director Jason Stoltzfus Promise Zone Coordinator Southwest Florida Regional Planning Council 1400 Colonial Blvd, Suite 1 Fort Myers, FL 33907 239-938-1813, x241 jstoltzfus@swfrpc.org ii. Chief Executive Margaret Wuerstle Executive Director Southwest Florida Regional Planning Council 1400 Colonial Blvd, Suite 1 Fort Myers, FL 33907 239-938-1813, x222 mwuerstle@swfrpc.org
f. Population	i. Jurisdiction Population: n/a ii. Target Area Population: 77,571 (SWFBC Target Area) iii. Persistent Poverty: No
g. Reg. Priorities/Other Factors	Attached
h. Letter from State	Attached

1. COMMUNITY NEED

The Southwest Florida Regional Planning Council (SWFRPC) (lead applicant), Collier County, Glades County, and Hendry County have formed the Southwest Florida Promise Zone Brownfield Coalition (SWFBC) to collectively mitigate the economic and environmental impacts of brownfields in the tri-county region. **As the municipalities lack required resources to individually implement successful brownfield revitalization programs, this multi-county approach will provide the necessary infrastructure to effectively inventory, prioritize, and assess multiple brownfields.**

a. **Target Area and Brownfields**

i. Community and Target Area Descriptions

The SWFBC target area includes all of Glades and Hendry counties as well as the Immokalee portion of Collier County. The region covers 3,957 square miles, has a population of 75,571, is rural in nature, and lies in the southerly center of the state, away from Florida's coastline. Largely agricultural, the region has 1,581 farms that produce a sales volume of over \$658 million in crops each year. Together, the three counties have 11% of the state's total acres in farmland and produce 20% of the state's \$1.8 billion annual fruit harvest (2012 Census of Agriculture). Home to Lake Okeechobee, which is the largest freshwater lake in Florida and the seventh largest in the U.S., Lake Hicpochee, the Caloosahatchee River and abutting Everglades National Park, the area is a critical component of the South Florida ecosystem. As discussed in Section 1.A.III, many brownfields are directly adjacent or in close proximity to these water bodies, which ultimately flow to the Southwest Florida coastline and enter the Gulf of Mexico, posing a threat to water quality throughout Southwest Florida.

Due to severe economic distress factors identified in Section 1.A.II, the SWFBC region was designated as a "Promise Zone" by President Obama in June, 2016. The Southwest Florida Promise Zone (SFPZ) is one of only four rural areas in the country that have received this competitive designation since 2014. The purpose of the federal Promise Zone initiative is to spur economic growth in communities of persistent poverty by providing prioritized access to federal funding and technical assistance. Through a Memorandum of Understanding (MOU) with Glades, Hendry, and Collier counties, the SWFRPC is responsible for the management of the SFPZ initiative. As discussed in Section 2.C, SWFRPC will take advantage of the SFPZ designation to significantly leverage EPA's investment in our region. Glades and Hendry counties have also been designated as Rural Areas of Opportunity and Rural and Economic Development Initiative by the State of Florida, which enable prioritized access to State grant programs.

Within the SWFBC region, the populous areas of the City of Clewiston (Hendry County), the City of LaBelle (Hendry County), the City of Moore Haven (Glades County), and the Town of Immokalee (Collier County) are included as target areas. **In addition, the Big Cypress Reservation of the Seminole Tribe of Florida is located within Hendry and Collier counties. SWFBC will engage Seminole Tribe leadership to make them aware of the program and encourage participation.** As discussed in Section 1.A.II, each of these communities of poverty are home to primarily minority residents, have high unemployment rates, and are in desperate need of revitalization. Lower-income residents lack the resources to move away from the offending sites, making them more prone to the negative health and economic effects attributed to brownfields.

Brownfield sites within the SWFBC region have been contaminated through a wide array of historical uses and activities including: World War II era military bases, testing facilities, and landfills; heavy agricultural spraying; industrial activities; and abandoned gas stations. The

Southwest Florida Local Emergency Planning Committee reported the top ten Section 302 Hazardous Substances stored in the region as: ammonia, sulfuric acid, bromomethane (methyl bromide), chlorine, endosulfan, nitric acid, sulfur dioxide, ethylene oxide, aldicarb, and ethaneperoxoic acid (Statewide Regional Evacuation Studies Program, Volume 1-9 Southwest Florida, Page II-70). In addition, the Regional Hazards Analysis 2010 Technical Data Report identified other potential challenges to human health and environment, such as: gas stations, chemical manufacturers, battery plants, warehouses, utilities operations, power stations and agricultural facilities. Pervasive use of hazardous chemicals in the SWFBC region clearly demonstrates the need for brownfields assessment to address ready-for-reuse sites.

ii. Demographic Information and Indicators of Need

As identified in Table 1, the SWFBC target area has an overall poverty rate of 30.3%, which is extremely high, especially compared to the rates of 15.7% for Florida and 13.5% for the U.S. The high poverty rate is due in large part to the lack of viable well-paying employment opportunities. Many existing jobs are related to the agriculture field and are low-paying and often seasonal. The unemployment rate for the region is 8.0%, peaking at 10.2% in Immokalee. In addition, only 58.2% of residents age 25+ have graduated from high school, 52.5% speak a language other than English at home, and 70.8% are minorities.

Table 1: Demographic Information

	Glades	Hendry	Immokalee	Target Area	Florida	U.S.
Population ¹	13,190	38,360	24,021	75,571	19,361,792	3,141,070,841
Unemployment ²	5.7%	8.0%	10.2%	8.0%	6.5%	5.0%
Poverty Rate ²	21.1%	25.3%	43.3%	30.3%	15.7%	13.5%
Percent Minority ¹	39.0%	65.8%	96.1%	70.8%	43.4%	37.2%
Median Household Income ²	\$33,609	\$36,504	\$25,725	\$31,946	\$47,212	\$53,482
High School Graduation Rate, Age 25+ ²	76.0%	65.7%	36.4%	58.2%	86.5%	86.3%
Language Other Than English Spoken at Home, Age 5+ ²	22.2%	45.6%	80.2%	52.5%	27.8%	20.9%

¹ Data is from the 2014 American Community Survey data profile and is available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

² Data is from the 2010-2014 ACS 5-Year Estimates (Census Bureau) and is available at <http://www.census.gov/quickfacts/table/PST045215/00>

iii. Brownfields and Their Impacts

Table 2 identifies priority sites pre-selected for assessment under the grant. Representatives from the SWFBC Committee and SWFRPC's Comprehensive Economic Development Strategy (CEDS) Committee, which has been working on brownfields issues for the past five years, worked collectively with residents to prioritize brownfield properties and identify community desired end uses. This list will be expanded, but currently includes representative sites in communities that have already invested considerable resources such as planning, community redevelopment grants, and local funding, to explore the issues and opportunities for their sites.

Table 2: Priority Sites

Former Gas Station (Glades County)
Five contiguous lots beginning at the corner of Avenue J and First Street, in direct proximity to residential and commercial properties as well as retention ponds, which drain into the Caloosahatchee River. Previously held an arcade building, grocery store, and gas station. Potential impacts from this site include lead and petroleum-related soil and groundwater contamination. These substances are linked to many forms of cancer, low birth weights, and delayed bone formation.
Former Railroad Depot (Glades County)

8.5-acre Caloosahatchee River waterfront site on First Street bordered on the south by the city marina and abutted by the South Central Florida Express Railroad line. Previously held a railroad depot, an ice plant and an electric substation. Contaminated soil and groundwater is likely at this location. These substances are linked to many forms of cancer; dermal irritation or burns; eye damage; cognitive aging; negative reproductive health; lowered immune system functions; and birth defects. Humans may also be affected by eating fish or shellfish from PCB contaminated waters.

RV Park (Glades County)

A 36 site RV park south of the existing city marina. Located in direct proximity to residents and businesses. The RV park was formerly the site of fuel tanks which served the previous city-owned docks which were destroyed by Hurricane Wilma. The tanks have been removed but potential exists for contamination. Potential impacts include boat-related ground and water contamination, which may enter the Caloosahatchee River via the marina.

Vacant Lot, Illegal Dump (Glades County)

A 29.44-acre vacant lot on the corner of First Street and Tobias Avenue across from the Moore Haven Yacht Club. Bordered on the south side by the South Central Florida Express Railroad, the property has long been vacant and for many years operated as an illegal dump where residents dumped tires, refrigerators, and other household items. Potential impacts include metal and petroleum related soil and groundwater impacts. Petroleum contaminants are known carcinogens, while metals ingestion or absorption may lead to kidney and liver damage; neurological damage; birth defects; and cancer.

Former Service Station (City of Clewiston, Hendry County)

A former service station in the Harlem community which is a predominantly minority residential area in the City of Clewiston. It is unknown if underground storage tanks have been removed. Potential impacts include metal, solvent, and petroleum related soil and groundwater impacts. These substances impact human health and may contribute to kidney and liver damage; neurological damage; birth defects; respiratory impairment; and cancer.

Former WWII Landfill (City of Clewiston, Hendry County)

A 639 acre former WWII landfill located within the Airglades Airport, which is within the City of Clewiston. Potential impacts include metal, solvent, and petroleum related soil and groundwater impacts. These substances impact human health and may contribute to kidney and liver damage; neurological damage; birth defects; respiratory impairment; and cancer.

Former Sugar Refinery (City of Clewiston, Hendry County)

A 240 acre former sugar refinery located in the Weekly Three industrial park. The property is currently being marketed for redevelopment and known to be contaminated; however the extent of contamination is unknown. Potential impacts include metal, petroleum compounds, and biological impacts (nitrogen and phosphorus) to soil and groundwater. These substances are linked to many forms of cancer, low birth weights, and delayed bone formation. Wastewater from sugar refineries depletes the oxygen in the water making survival of plant and animal life difficult.

Immokalee Regional Airport (Town of Immokalee, Collier County)

The Immokalee Regional Airport located in the Town of Immokalee originally housed a WWII military base. A Phase I ESA identifying multiple recognized environmental conditions was completed for a 1,300 acre portion of the property adjacent to the runway. Additional areas adjacent to aeronautical and industrial facilities will require testing before additional development can occur. Potential impacts include metal, PCB, solvent, and petroleum related soil and groundwater impacts. These substances are linked to many forms of cancer; dermal irritation or burns; eye damage; cognitive aging; negative reproductive health; and lowered immune system.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

Welfare, environmental, social, and health concerns in coalition member communities are tied to the risk associated with potential contamination of soil and groundwater from the priority sites. The SWFBC region is an area facing many challenges. As indicated in Table 5, the target area has a diverse population that is largely Hispanic, especially in Immokalee. Many Hispanic people come to this area of Florida from other countries to work in agriculture and have extremely low education levels, having left school prior to completing eighth grade. This is reflected in the low percentage of residents within the target area who have graduated from high school (58.2%) as well as a poverty rate of 30.3%, which doubles the state and national averages.

The SWFBC region also struggles with a lack of amenities in many areas due to the low population levels that cannot support them. Much of the target area is approximately one hour by car from larger communities that offer a variety of medical services and grocery stores. Over 50% of Hendry County and all of Glades County are considered food deserts by the U.S.

Department of Agriculture (<https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>). This not only means residents must travel unacceptable distances for more specialized services, but also there are fewer jobs due to fewer businesses. Additionally, target communities lack family-friendly and youth activities such as movie theaters, skating rinks, and other recreational attractions. Finally, communities within the target area, such as the cities of Moore Haven, Clewiston, LaBelle, and Immokalee suffer from extreme blight. Each of these communities was constructed in the early 1900s and have seen little to no development over the past 30 years. Main street areas and storefronts are dilapidated and in need of revitalization. SWFRPC received a Florida Department of Economic Opportunity grant to create a Main Street Revitalization Plan for the City of Clewiston, which was completed in 2016 and is in the early stages of implementation. In addition, a Historical Downtown Walking District Plan was recently completed and published by the City of LaBelle, and the community of Immokalee recently received a NeighborWorks Amercia grant to develop a neighborhood revitalization plan, which is currently underway. Each of these plans place a high priority on job creation, poverty reduction, and neighborhood revitalization through redevelopment projects, which will be stimulated by making priority brownfield sites ready for development.

ii. Cumulative Environmental Issues

Hendry and Glades counties have been negatively and significantly impacted by the effects of hexachlorocyclohexane, carbaryl, benomyl, and atrazine on the dehydrogenase activity in their soils. Because of the high concentration of farms and agricultural producers in the target area, pesticide and fertilizer concentrations are very high. These counties have been flooded by numerous hurricanes and tropical storms since 2008, which caused contaminated run off that affects local water bodies. These chemicals have negatively impacted the health of residents, water quality, wildlife, and vegetation. Many of the families use private water wells for daily consumption.

As flood control projects, channelization, and other land use changes have occurred throughout Southwest Florida over the past century, current systems deliver inland water throughout the estuary and to the coast very quickly with little to no natural water treatment. As a result, the region was impacted by the Army Corps of Engineers 2013 and 2016 freshwater releases from Lake Okeechobee via the Caloosahatchee River. This was facilitated to reduce the Lake's water level and prevent flooding. Discharges caused severe environmental issues, including red tides and mass fish kills, throughout the entire Southwest Florida Region. These events impacted the ecology of the regions waters and depleted fish and marine populations. As a result, the quality of life for citizens has been drastically impacted and local businesses heavily **reliant on eco-tourism have suffered, resulting in a depressed local economy.**

The Southwest Florida Region has also been impacted by several federally declared disasters since 2012 (<http://www.fema.gov/states/florida>):

1. Hurricane Matthew(10/8/2016) - Glades and Hendry Counties
2. Hurricane Isaac(10/27/2012) - Collier and Glades Counties
3. Tropical Storm Debby – (6/23/2012) - Collier County

iii. Cumulative Public Health Impacts

Residents in the SFPZ suffer from numerous health issues that can be attributed to the close proximity of brownfield sites through environmental exposure to contaminants by direct contact and ingestion, airborne particulates inhalation, and vapor intrusion pathways. As illustrated in Table 4, deaths and incidents of lung cancer, colorectal cancer, chronic lower respiratory diseases, prostate cancer and asthma are especially higher than the State average. Also, due to the high concentration of farm and agricultural operations in Hendry County, exposure to pesticides

is 56% higher than the state average.

Table 4: Public Health Indicators

Indicators of Health	Collier	Glades	Hendry	Florida
Lung Cancer				
Deaths (2013-15)	28.5	46.7	46.5	42.1
Incidents (2011-13)	36.1	33.3	78.2	54.2
Colorectal Cancer				
Deaths (2013-15)	9	23	16.6	13.6
Incidents (2011-13)	19.9	48.7	39.1	32.8
Chronic Lower Respiratory Diseases				
Deaths (2013-15)	24.5	26	50.4	39.9
Incidents (2012-14)	165.7	370.3	464.8	356.1
Prostate Cancer				
Deaths (2013-15)	14.3	12.8	23.8	17.3
Incidents (2011-13)	56.8	32.5	125.1	108.7
Pesticide Exposure (2011)	27.74	7.83	43.73	24.66
Asthma				
Adults w/Asthma (2013)	3.20%	13.40%	13.70%	8.30%
Data is from Florida Department of Health and is available at http://www.floridacharts.com/charts/SpecReport.aspx?RepID=7244&tn=32				

Various studies have documented that brownfields are often found in areas surrounded by lower-income and minority residents, since they lack the resources to move away from the offending site(s). They are also far more likely to live in older, substandard housing. Due to the close proximity to brownfields, these populations suffer the majority of the negative health and economic effects. Priority sites follow that pattern and are located in areas with high percentages of minorities and poverty. The target area has a population that is 70.8% minorities (Table 1); an especially high concentration of Hispanic or Latino residents in Hendry County (65.8%) and Immokalee (96.1%); and an overall poverty rate of 30.3% (Table 1). Various reports have documented that minorities and Hispanics tend to have a higher percentage of health issues than whites. *The NCHS Data Brief#55, January 2011*, states: 1) more than half of Hispanics from ages 20-29 were uninsured in 2008-09, compared with 1/3 blacks and 1/4 whites of the same ages; 2) 55% of Hispanics ages 20-29 were less likely to have a usual source of medical care, compared with blacks and whites of the same ages (<http://www.cdc.gov>).

Table 5: Minority Populations

	Glades	Hendry	Immokalee
Percent Minority ¹	39.0%	65.8%	96.1%
Hispanic or Latino ¹	21.4%	50%	76.7%
Poverty Rate ²	21.1%	25.3%	43.3%
¹ Data is from the 2014 American Community Survey data profile and is available on American FactFinder at: http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt			
² Data is from the 2010-2014 ACS 5-Year Estimates (Census Bureau) and is available at http://www.census.gov/quickfacts/table/PST045215/00			

In addition, County Health Rankings & Roadmaps has Hendry County currently ranked the 53rd healthiest out of 67 counties in Florida for Health Outcomes. Hendry County is ranked 67th healthiest for Health Factors. The death rate for Hendry County is higher than the state

average (728.6 per 100,000 Hendry vs. 681.2 State). The most frequent causes of death for people in Hendry County are heart disease and cancer. Death rates for heart disease are significantly higher than the state average (164.2 per 100,000 Hendry vs. 154.5 State). As of 2014, approximately 34,000 out of every 100,000 people in Hendry County were enrolled in Medicaid; the state rate is approximately 19,500 per 100,000.

c. Financial Need

i. Economic Conditions

Absent EPA funding, SWFBC municipalities lack the resources to individually implement successful brownfield revitalization programs. A multi-county SWFBC approach lead by the SWFRPC will provide the necessary infrastructure to effectively inventory, prioritize, and assess multiple brownfields in the region. SWFBC communities have identified the importance of the priority sites and undertaken considerable planning to help prepare the sites for future development. Funding for assessments, however, is lacking.

When the economic recession occurred, SFBC counties were hit hard and experienced high unemployment, significant job losses, foreclosures, and substantial loss of property tax revenues as depicted in Table 3. As a result, local governments laid-off staff, reduced services (e.g. reduced library and park hours, etc.), and undertook only the most critical projects. **The counties saw a slight increase in tax revenues in 2015 compared to the previous year; however, revenues for each county are still significantly lower than pre-recession levels in 2007.**

Table 3: Tax Revenue Data

Property Tax Revenues						%Change
	2007	2012	2013	2014	2015	2007-15
Collier	\$ 320,473,104	\$ 243,103,444	\$ 251,787,168	\$ 230,256,184	\$ 251,885,221	-21.4%
Glades	\$ 7,881,762	\$ 5,968,366	\$ 6,291,825	\$ 5,110,282	\$ 5,125,780	-35.0%
Hendry	\$ 17,790,546	\$ 12,907,918	\$ 13,489,654	\$ 15,099,439	\$ 15,386,119	-13.5%

Data is from Florida Department of Revenue and is available at <http://floridarevenue.com/dor/property/resources/data.html>

ii. Economic Effects of Brownfields

Priority sites are primarily vacant due to unknown environmental conditions. Surrounding growth is impacted due to the blight that exists and/or the lack of viable businesses on these sites. As a result, communities collect minimal property taxes on the vacant parcels.

The underutilization vacant sites leads to a lack of jobs for nearby residents. The majority of the sites are located adjacent to predominately Hispanic communities, especially in Hendry County and Immokalee. If new businesses could be located on the sites, new job opportunities would be available to residents. Residents could access the jobs by walking or bicycling to work, thereby addressing the major employment barrier of transportation in the low-income region.

In addition to the loss of property taxes and jobs, these brownfield sites also cost the communities in the form of cleanup of illegal dumping as well as security to ensure the sites do not become places for illegal activities. If these areas were developed, the presence of people in new homes and businesses would discourage those illegal activities.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

The SWFBC is seeking \$600,000 in US EPA Community-wide Brownfields Assessment funds (50% petroleum, 50% hazardous substances). This grant will fund an expanded community driven inventory of brownfields sites, 1 Generic Quality Assurance Project Plan (QAPP), 36 ASTM-AAI compliant Phase I Environmental Site Assessments (ESAs), 14 Phase II ESAs (with site-specific QAPPs), and up to 8 Remedial Action Plans (RAPs).

The brownfields program approach aligns with the goals of the SFPZ Strategic Plan, the Comprehensive Plans of each of the communities, and the Southwest Florida Comprehensive Economic Development Strategy (CEDS), which encompasses the target areas of Collier, Hendry, and Glades counties, as well as the additional Southwest Florida counties of Charlotte, Lee, and Sarasota. The CEDS specifically identifies brownfield remediation and redevelopment as a focus and places a high priority on increasing economic competitiveness (pages VI, 6, 29), of the CEDS, available at: http://swfrpc.org/content/Economic_Development/CEDS/SWFRPC_CEDS_2012-2017.pdf).

The Southwest Florida CEDS also incorporates equitable development practices and sustainable practices, such as the HUD-DOT-EPA Livability Principles into future development as demonstrated by the Resiliency Revision in the Livability section of the CEDS, which can be found at: http://www.swfrpc.org/content/resources/publications/swfrpc_ceds_2012-2017.pdf. These principles will guide future development at brownfield sites.

ii. Timing and Implementation

SWFRPC representative Jason Stoltzfus, Promise Zone Coordinator/Grants Program Manager, will serve as the Brownfields Project Manager, handling the day-to-day operations of the SWFBC brownfields program. Mr. Stoltzfus will work with EPA to finalize the Scope of Work and timeline once funding is awarded.

As the lead agency for the SWFBC, SWFRPC will be responsible for procuring a Qualified Environmental Professional (QEP) with proven experience in EPA brownfield programs through an existing procurement process, adhering to all relevant state and federal procurement requirements. The Project Manager will prepare a Request for Proposals (RFP), which will be reviewed and approved by the SWFRPC Executive Director. Upon EPA approval of the Scope and RFP, the RFP will be released and published. QEP contractor solicitations will be made through the Lee County and City of Ft. Myers continuing services contracts database and State of Florida environmental contract list. Responding contractors will be short-listed and invited to provide presentations to the SWFBC Committee. Proposals will be reviewed and ranked by the SWFBC committee. A recommendation for award will be made to the Board of the SWFRPC and, upon approval; a contract will be executed by the SWFRPC Executive Director within the first 2 months of the performance period.

At the same time, the SWFBC will begin the inventory and site selection process. Sites will be identified through an established process and coordinated by the SWFBC Committee. Prior to preparation of this application, SWFBC partner counties provided information on sites within each jurisdiction for consideration, which have been included as priority sites in this application and are representative of similar brownfield sites throughout the SWFBC region. During the first 3 months of the performance period, community representatives will be engaged through the SWFBC Committee to identify additional properties as potential sites from their respective target areas. In addition, Florida Department of Environmental Protection (FDEP) databases will be reviewed to identify potential sites. Sites will be prioritized by the SWFBC committee utilizing agreed upon on site selection criteria, which will be developed within the first 3 months of the performance period. Criteria will be based upon meeting grant eligibility requirements, redevelopment potential, estimated timeframe to complete cleanup and redevelopment, economic impact of grant funds investment (leveraging ability), ability to increase tax revenues, and other pertinent criteria developed by the committee. In addition, every effort will be made to equitably distribute grant funds throughout each of the partner counties.

After initial sites are identified, the Project Manager and QEP will obtain site access permission through a Right of Entry agreement, which will be executed by property owners.

Right of Entry agreements for priority sites will be obtained within the first 6 months of the performance period and continue through year 2.

While the inventory is continually updated, the QEP will begin Phase I assessments for the priority sites within the first 8 months of the performance period. These assessments will support commercial and industrial redevelopments in areas with existing infrastructure. Once Phase I assessments are complete and reviewed by the SWFBC Committee, Phase II assessments will commence, beginning in year 2. After the Phase II assessments are completed, sites will be chosen for cleanup plans by the SWFBC Committee in year 3.

The community engagement steps outlined in Section 3 that will be used to inform and involve residents will be implemented in all stages of the project.

b. Tasks Descriptions and Budget Table

i. Task Descriptions

Task 1: Programmatic

The \$17,930 budget (\$6,465 hazardous, \$6,465 petroleum) includes programmatic costs for personnel of \$10,000 (\$5,000 hazardous, \$5,000 petroleum), travel of \$2,930 (\$1,465 hazardous, \$1,465, petroleum), and contractual of \$5,000 (\$2,500 hazardous, \$2,500 petroleum). SWFRPC will manage the assessment program including reporting, procuring and managing QEP, overseeing Section 106 historic resource reviews, updating the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database, and preparation of Quarterly Reports. This task will be completed quarterly throughout the grant period. Contractor will prepare one generic QAPP.

Staff Breakdown: Project Manager (est.100 hours hazardous, 100 hours petroleum).

Task 2: Community Outreach

The \$18,770 budget (\$11,885 hazardous, \$11,885 petroleum) includes community outreach costs for personnel of \$10,000 (\$5,000 hazardous, \$5,000 petroleum), travel of \$770 (\$385 hazardous, \$385 petroleum), supplies of \$3,000 (\$1,500 hazardous, \$1,500 petroleum), and contractual of \$5,000 (\$2,500 hazardous, \$2,500 petroleum). SWFRPC will increase awareness of the Brownfields Assessment Program through a robust community outreach program. Outreach meetings will be held in each municipality where assessments are conducted, and informational materials about the program will be developed and distributed as outlined in Section 3.A.I-II. Funding for this task will also provide professional development and training for SWFRPC's staff through attendance at the EPA National Brownfields Training Conference and/or NHDES-sponsored training events. To be completed in Years 1 and 2.

Staff Breakdown: Project Manager (est. 100 hours hazardous, 100 hours petroleum).

Task 3: Site Inventory

The \$2,660 budget (\$1,330 hazardous, \$1,330 petroleum) includes inventory costs for personnel of \$2,000 (\$1,000 hazardous, \$1,000 petroleum), and travel of \$660 (\$330 hazardous, \$330 petroleum). SWFRPC will conduct an initial review of proposed sites to determine program eligibility. Through coordination with SWFBC Committee, sites will be evaluated, prioritized, and selected for assessment. To be completed in Years 1 and 2.

Staff Breakdown: Project Manager (est. 20 hours hazardous, 20 hours petroleum).

Task 4: Site Assessment

The \$497,980 budget (\$248,990 hazardous, \$248,990 petroleum) includes site assessment costs for personnel of \$20,000 (\$10,000 hazardous, \$10,000 petroleum), travel of \$1,980 (\$990 hazardous, \$990 petroleum), and contractual of \$476,000 (\$238,000 hazardous, \$238,000 petroleum). SWFRPC will coordinate with QEP to perform Phase I and Phase II assessment work, and laboratory analysis review. Depending on the complexity of the sites selected,

approximately 18 Phase I assessments for hazardous substances (estimated \$3,500 each), 18 Phase I assessments for petroleum (estimated \$3,500 each), 7 Phase II assessments for hazardous (estimated \$25,000 each), and 7 Phase II assessments for petroleum (estimated \$25,000 each) will be conducted on the sites selected during Task 3. Each Phase II assessment will include 1 site-specific QAPP. More than 80% of funds will be used for assessments. To be completed in Years 1 through 3. **The Project is primarily focusing on Phase II assessments at 58% of the total cost.**

Staff Breakdown: Project Manager (est. 200 hours hazardous, 200 hours petroleum).

Task 5: Cleanup Planning

The \$62,660 budget (\$31,330 hazardous, \$31,330 petroleum) includes cleanup planning costs for personnel of \$14,000 (\$7,000 hazardous, \$7,000 petroleum), travel of \$660 (\$330 hazardous, \$330 petroleum), and contractual of \$48,000 (\$24,000 hazardous, \$24,000 petroleum). SWFRPC will coordinate with the QEP to complete approximately 4 Remedial Action Plans (RAPs) (estimated \$6,000 each) for hazardous and 4 RAPs (estimated \$6,000 each) for petroleum to capture future potential of brownfields sites, resulting in conceptual plans and redevelopment planning. To be completed in Year 3.

Staff Breakdown: Project Manager (est. 140 hours hazardous, 140 hours petroleum).

Outcomes

The objective of this grant is to utilize EPA funds to address brownfields (along with their health and environmental consequences) in the SWFBC region while also leveraging funds to spur economic growth and job creation through redevelopment of key sites. If awarded, SWFRPC will work with EPA to negotiate a work plan with a timeline and measurable deliverables. After complete, the work plan will be incorporated into the Southwest Florida CEDS, which is in the process of being re-written by the SWFRPC. SWFRPC will develop a tracking system to monitor and report on outcomes in real-time. Please refer to Table 5 for a description of initial outcomes and outputs, which will be adjusted as necessary during development of the work plan.

Table 5: Outputs and Outcomes

Outputs	Outcomes
Site inventory, GIS mapping of sites	# of jobs created
# of public outreach meetings	# of residents educated
1 Quality Assurance Project Plan developed	\$ redevelopment invested in reuse of site
# of Phase I Assessments completed	\$ tax revenue increase on each site
# of Phase II assessments completed	# of acres remediated
# and types of contaminants identified	# of contaminants removed, exposure minimized
# of Remedial Action Plans completed	\$ funding leveraged from other sources

ii. Budget Table

Table 6: Budget Table

Hazardous Substances Assessment Grant Project Tasks						
<i>(programmatic costs only)</i>	Task 1 Programmatic	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel	\$5,000	\$5,000	\$1,000	\$10,000	\$7,000	\$28,000
Travel	\$1,465	\$385	\$330	\$990	\$330	\$3,500
Supplies		\$1,500				\$1,500

Contractual	\$2,500	\$2,500		\$238,000	\$24,000	\$267,000
Total	\$8,965	\$9,385	\$1,130	\$248,990	\$31,330	\$300,000
Petroleum Assessment Grant Project Tasks						
Personnel	\$5,000	\$5,000	\$1,000	\$10,000	\$7,000	\$28,000
Travel	\$1,465	\$385	\$330	\$990	\$330	\$3,500
Supplies		\$1,500				\$1,500
Contractual	\$2,500	\$2,500		\$238,000	\$24,000	\$267,000
Total	\$8,965	\$9,385	\$1,130	\$248,990	\$31,330	\$300,000

Budget Assumptions: Pay rate of \$50/hour for Project Manager (including fringe rate)

c. Ability to Leverage

The target areas have benefitted from significant investments made by local communities, which have been funded through ad-valorem funds as well as numerous state and federal grant programs. As detailed below, SWFRPC and each of the SWFBC communities have been extremely successful in securing funding for SWFBC communities. Our ability to collaborate regionally and effectively garner funding, combined with Federal and State prioritization of resources to the SWFBC will enable the SWFBC to highly leverage EPA funds.

In Glades County the City of Moore Haven installed infrastructure for priority sites to make them ready for development, funded water and sewer improvements, and used Florida Fish & Wildlife funds for revitalizing the city owned marina. In addition, Glades County recently completed construction of the Glades County Gateway Logistics and Manufacturing Training Center, which will provide opportunities for residents to improve their job outlook and marketability by training for state and national certifications needed by companies throughout SWFBC region. The training center was funded through a \$4.8M grant from the State, \$1.8M from Glades County, \$66,000 in private funding, and \$94,000 from the Hendry County School Board.

In Hendry County, the county recently received a Florida Department of Economic Opportunity (DEO) grant to develop a Strategic Economic Development Plan and is in the early stages of creating the plan. SWFRPC also received a DEO grant to create a Main Street Revitalization Plan for the City of Clewiston, which was completed in 2016 and is in the early stages of implementation. The county received \$850,000 in grants to restore and rehabilitate the Old Hendry County Courthouse in downtown LaBelle as well as \$750,000 in CDBG funds for housing rehabilitation. In addition, the Federal Aviation Administration (FAA) and the Florida Department of Transportation (FDOT) are funding a new terminal building at the LaBelle Municipal Airport.

As discussed in Section A.I, the SFPZ designation, received in June of 2016, has the potential to spur unprecedented economic development through prioritization of federal resources to the region. As the lead agency for the SFPZ, the SWRPC developed a Strategic Promise Zone Plan, convened task forces consisting of over 40 organizations, and is in the process of working with numerous federal agencies to identify funding sources for an excess of 40 projects that have been prioritized through a stakeholder engagement and planning process. SWFRPC is currently working with SWFBC partners to prepare numerous grant applications and pursue funding through the U.S. Economic Development Administration, U.S. Department of Agriculture, Florida Department of Economic Opportunity and other sources for these projects. The SWFBC region has also been designated as a Florida Rural Area of Opportunity (RAO) which provides priority points on state grants.

SWFBC will pursue additional funding sources for cleanup and development of brownfield properties such as the Florida Brownfields Program, including: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund/new job created); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects); and Brownfields Liability Protections (as provided statutorily). These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects.

Finally, SWFRPC has garnered in excess of \$1M in funding for environmental projects in the Southwest Florida region over the past 5 years, which are outlined in Section 4.D.II.2.

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan

Community engagement and involvement will be a cornerstone of the SWFBC program. SWFRPC has established a SWFBC Committee (committee) that has been engaged to identify the priority sites identified in this application and will be responsible for guiding the implementation and management of the program if funded. The committee includes representation from each SWFBC municipality as well as the key community organizations outlined in Section 3.C.I. In addition, SWFRPC is the lead agency for SFPZ task forces and the Comprehensive Economic Development Strategy (CEDS) Committee, which both include key representatives from the local government, economic development, education, non-profit, and private sectors as well as citizen representatives. Representatives from these groups will be engaged and included in the SWFBC committee.

The SWFBC will prepare a formal Community Involvement Plan (CIP) as a first step in the execution of the proposed project. The CIP will outline planned community engagement activities, schedule, project background, and key players. Input will be sought on assessment and cleanup site selection, cleanup alternatives, and reuse planning. The CIP for this project will be compatible with and build on ongoing public involvement. As highlighted in Section 3.A.II below, the SFBC has established a series of strategies and methods to effect its engagement goals based past experience and the challenges expected within the targeted communities. The goals for community involvement efforts are to: give the public accessible, accurate, timely and understandable information; ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; reflect community concerns, questions and information needs in program activities and decisions; and respect and fully consider public input throughout the process.

SWFRPC has been successful in managing extensive community outreach programs for numerous regional initiatives including development of the Southwest Florida CEDS and the SFPZ strategic plans.

ii. Communicating Progress

SWFRPC will schedule public meetings in the target area throughout each stage of the planning and implementation of our project to ensure that the communities are engaged. The public will be asked to provide input on potential brownfield sites that are impacting health and welfare, which will be added to the site inventory. After initial assessments are complete, results will be published and disseminated through the means outlined in Section 3.A.I above. As cleanup planning commences, explanation of plans and solicitation of comments will occur. SWFBC will hold open public quarterly meetings in each target area to solicit feedback on

assessment findings and to promote project outcomes. SWFBC members will also attend community organization meetings to discuss each phase of the project.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The Florida Department of Environmental Protection (FDEP) is the state agency that administers the Florida Brownfields programs. A member of FDEP serves on the SWFRPC Council as an ex-officio member and is also an existing member of the SWFBC Committee as identified in the attached letter of commitment. FDEP representative will be added to the Brownfields Advisory Committee (SWFRPC's CEDS Committee). Additionally, SWFRPC partners with the Fort Myers FDEP office to host an annual Brownfields Symposium that provides information to residents, businesses, local government and others on brownfields and available resources.

ii. Other Governmental Partnerships

SWFRPC's partners in these areas include: Economic Development Administration for current/past economic development grants and technical assistance; Enterprise Florida and Florida Department of Economic Opportunity for economic development in the region/state; Florida Regional Councils Association, Chambers of Commerce, Counties, municipalities, CRAs, HUD, and local nonprofits and developers for economic development and housing projects; the Office of Greenways & Trails as it may relate to areas around the Moore Haven sites; Florida Department of Transportation for transportation related issues and beautification grants, Florida Department of Health and Florida Department of Emergency Management involving regional/state emergencies, planning and hazardous materials; Southwest Florida Water Management District for partnership on water management projects affecting the region.

c. Partnerships with Community Organizations

SWFRPC has established partnerships with key organizations that are currently part of the SWFBC Committee and will be involved in each stage of the project. Please refer to Table 7 below for a description of each organization as well as their role in the project.

Table 7: Partnerships with Community Based Organizations

Community Based Org.	Description	Support Role Pledged
Collier County EDO Glades County EDC Hendry County EDC	Economic Development Agencies	Member of SWFBC Committee, will assist in community stakeholder engagement, site identification/prioritization, provide technical assistance to small businesses, and promote opportunities for businesses
Immokalee CRA	Community Redevelopment Agency	Member of SWFBC Committee, will assist in community stakeholder engagement, public outreach, and site identification
Southwest FL Workforce Development Board, Inc.	Workforce services to businesses & job seekers	Member of SWFBC Committee, will provide workforce services to help link residents to jobs
Small Business Development Center	Small Business Development Agency	Member of SWFBC Committee, will provide technical assistance to small businesses and promote opportunities for businesses through this grant.

d. Partnerships with Workforce Development Organizations

The Southwest Florida Workforce Development Board and Small Business Development Center will promote local hiring and link community members to employment opportunities related to the proposed project (refer to Table 7 above).

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits

SWFBC has targeted the Priority Sites because of their development potential as well as probable contamination. Please refer to Table 8 for a description of the redevelopment benefits of each site, which will positively impact the community needs outlined in Section 1.

Table 8: Assessment Benefits

Site	Welfare/Environmental/Public Health Benefits & Challenges Addressed
Former Gas Station	Soil and groundwater will be assessed to identify extent of petroleum impact to facilitate a cleanup plan to limit contact exposure and contamination of the Caloosahatchee River. Assessing this property will enable development of a planned mixed use commercial and residential facility. Challenges that will be addressed include: infrastructure development, job creation, health impacts, and water quality.
Former Railroad Depot	Soil and groundwater will be assessed at this waterfront site to identify hazardous substances impact to facilitate a cleanup plan to limit contact exposure and contamination of the Caloosahatchee River, Lake Hicpochee, and Lake Okeechobee. Assessing this property will aid in making this valuable waterfront property marketable and ready for development. Challenges that will be addressed include: infrastructure development, job creation, health impacts, and water quality.
RV Park	Soil and groundwater will be assessed to identify extent of petroleum impact to facilitate a cleanup plan to limit vapor intrusion concerns on-site for residents, direct contact exposures, and contamination of the Caloosahatchee River. Assessing this site will enable additional development to occur by current property owner. Challenges that will be addressed include economic development, job creation, health impacts, and water quality.
Vacant Lot, Illegal Dump	Soil and groundwater will be assessed at this downtown site to identify hazardous substances impact to facilitate a cleanup plan to limit contact exposure and contamination to low-income residents within direct proximity. Assessing this site will increase the property value and make it marketable to developers. Challenges that will be addressed include health impacts, removal of blight, and community revitalization.
Airglades Airport	Soil and groundwater will be assessed to identify extent of petroleum impact to facilitate a cleanup plan. Assessing this site will enable airport expansion. Challenges addressed include economic development, job creation, and health impacts to minority residents within close proximity.
Former Sugar Refinery	Soil and groundwater will be assessed within this industrial park site to identify hazardous substances impact to facilitate a cleanup plan. Assessing this site will enable lots within the industrial park to be developed and marketed to prospective businesses. Challenges addressed include economic development, job creation and infrastructure.
Immokalee Airport	Soil and groundwater will be assessed to identify extent of petroleum impact to facilitate a cleanup plan. Assessing this site will enable runway expansion and development of new aeronautical facilities. Challenges addressed include economic development, job creation, infrastructure, and health impacts to minority residents within close proximity.

When these and similar sites are addressed, the issues of health, poverty, environmental concerns, and water quality outlined in Section 1.A.I-II will be directly addressed. SWFBC expects to see the abnormally high death/incident rates from cancer, respiratory diseases, and asthma stabilize. As demonstrated by the close proximity of priority sites to critical water bodies, water quality will increase, which will have an impact on the Southwest Florida ecosystem as well as related tourism industries. As the majority of priority sites are also in close proximity to impoverished residential areas home to primarily minority residents, health and welfare benefits will directly benefit disproportionately affected residents.

b. Economic and Community Benefits

The outcomes of this project are closely aligned with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting communities. As discussed in Sections 1.C.I-II, the SWFBC communities suffer from high rates of unemployment and poverty as well as property tax revenues that have significantly diminished over the past 10 years. The sample of priority sites identified have a high potential to address

these issues by creating jobs at industrial parks, allowing for expansion at airports, enabling development of prime waterfront real estate, reducing community blight, enabling development of new housing in impoverished neighborhoods, increasing safety, creation of green spaces, and spurring community revitalization. These projects will also assist in increasing tax bases of the SWFBC communities.

Each of the proposed priority sites is included in the communities' overlays or redevelopment plans for their area. Most of these plans were created to encourage infill development or redevelopment and the reuse of existing infrastructure to create jobs and housing opportunities, encouraging walkability and reducing transportation needs. In addition, these benefits align with the Southwest Florida CEDS and SFPZ Strategic Plan.

5. Programmatic Capability and Past Performance

a. Audit Findings

SWFRPC has had no adverse audit findings. The most recently completed audit for FY 2015 was conducted by Tuscan & Company, PA. with no adverse findings.

b. Programmatic Capability

For this grant, a team of SWFRPC staff members will implement the project. Members of the team are listed below and will include additional staff if needed for the grant.

Margaret Wuerstle, AICP, SWFRPC Executive Director, has 30+ years' experience in a variety of urban and regional planning positions. Prior to joining SWFRPC, she was Chief Planner & Zoning Hearing Examiner for Cincinnati, Ohio. Ms. Wuerstle will serve as Project Director for the brownfields assessment grant.

With over 13 years of grant program management experience, Jason Stoltzfus, Grants Program Manager/Promise Zone Coordinator, will serve as Brownfields Project Manager handling the day to day operations of the SWFBC brownfields program. Mr. Stoltzfus has extensive experience in working with grant programs as well as managing and implementing a variety of projects.

At SWFRPC 22 years, GIS Analysis II Tim Walker will develop and maintain the brownfields inventory in collaboration with the Project Director.

SWFRPC has the financial expertise to accurately report to EPA on funding. Audited annually, SWFRPC ensures compliance with program requirements by incorporating approved accounting procedures, providing internal audits, and following grant requirements. Hughes, Snell & Company - CPAs, serves on a contractual basis to oversee all accounting/budgeting functions. Rebekah Harp, the Financial Coordinator for SWFRPC, will handle daily SWFBC financial matters. SWFRPC successfully managed over \$5 million in federal & state grant funding over the previous 5 years.

SWFRPC will procure services of environmental professionals to perform the environmental assessments and cleanup plans. Firms contracted via this publicly bid solicitation will be selected largely by ability to provide comprehensive services for grant program activities. The successful firm(s) will have EPA brownfields programmatic, Phase I/II ESAs, QAPP, ABCA, and state regulatory experience; direct management experience of EPA brownfields assessment grants, and will ensure program activities are properly conducted and all performance measures are met. SWFRPC's Project Manager and Program Manager will coordinate grants administration and reporting efforts to ensure compliance.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

At the beginning of the grant and once the Scope of Work is finalized with EDA, a timeline for the project will be developed and the team will meet regularly to keep current on program

progress and to modify the timeline as needed. In addition, the SWFBC Committee will review and evaluate progress on a quarterly basis to ensure that objectives are met and timely completion of the project.

Outputs and outcomes identified in Table 5 of Section 2.B.I will be closely monitored by SWFRPC throughout the performance period. Direct quantifiable outputs such as number of community outreach meetings, number of assessments performed, RAPs developed, etc. will be tracked in real-time and included in quarterly reports.

As sites are made available for development, partner SWFBC EDO agencies will provide information to SWFRPC on a quarterly basis identifying outcomes such as tax revenue increases, jobs created, private investment, etc. Upon completion of the project, SWFRPC will prepare a comprehensive report of the program.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

N/A

ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments:

SWFRPC has not received an EPA brownfields grant, but has received other EPA, federal and non-federal assistance. The FY 2014/2015 audit indicates SWFRPC complied in all material aspects with grant/award requirements, indicative of exceptional stewardship of public trust via rigorous adherence to ethical/professional standards associated with grant activities. SWFRPC has maintained a successful history of managing grants/ agreements (53+ million since 2011). SWFRPC's five most recent, substantial awards:

Table 9: SWFRPC's Recent Similar Awards

Grant	Amount	Purpose	Outcome	Measurement
EPA-Wetland Program Development Grant	\$220,000 Awarded 10/6/16	Develop a Wetland Mitigation Strategy	Development of a regional improved model watershed scale master wetland mitigation strategy for restoration, protection and public projects.	Ongoing, to be measured by completed master mitigation strategy and resulting recommended projects implemented
EPA-Wetland Program Development Grant	\$174,071 Awarded 8/5/2015	Develop a method to evaluate the ecosystem services value change derived from habitat restoration in Southwest Florida	525 restoration projects spanning 135,578.6 acres in the project study period.	Ongoing, 525 restoration projects will be evaluated using the method developed
Charlotte Harbor National Estuary Program	\$554,318 Awarded 12/19/14	Support of the Charlotte Harbor National Estuary Program CCMP implementation	Multiple projects in support of hydrologic, water quality, and habitat	Completed mangrove mapping, oyster bar restoration plan, and public education project
EPA-Wetland Program Development Grant	\$294,496 Awarded 6/3/2013	Mapping of all the existing conservation easements in the State of Florida	Completed map of the conservation easements in the State of Florida with supporting database	Completed map being used in planning, permitting, and land conservation processes

2. Compliance with Grant Requirements

SWFRPC complied with funds disbursement requirements, financial tracking, reporting requirements, submitting technical documents, documenting project progress, and auditing requirements for the listed grants.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Southwest Florida Regional Planning Council

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-1515448

*** c. Organizational DUNS:**

8279216490000

d. Address:

*** Street1:** 1400 Colonial Blvd

Street2: Suite 1

*** City:** Fort Myers

County/Parish: Lee

*** State:** FL: Florida

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 33907-1053

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:** Jason

Middle Name:

*** Last Name:** Stoltzfus

Suffix:

Title: Grants Program Manager

Organizational Affiliation:

Southwest Florida Regional Planning Council

*** Telephone Number:** 239-938-1813 x241

Fax Number:

*** Email:** jstoltzfus@swfrpc.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

*** Title:**

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Areas Impacted.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Southwest Florida Brownfields Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-019

* b. Program/Project

FL-19

Attach an additional list of Program/Project Congressional Districts if needed.

1235-Congressional Districts of the Propos

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Jason

Middle Name:

* Last Name:

Stoltzfus

Suffix:

* Title:

Grants Program Manager

* Telephone Number:

239-938-1813 x241

Fax Number:

* Email:

jstoltzfus@swfrpc.org

* Signature of Authorized Representative:

Jason Stoltzfus

* Date Signed:

12/22/2016



R04-17-A-01

City Of Brooksville

Community Development Department
William "Bill" Geiger, Director

December 10, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

The City of Brooksville is pleased to submit the attached application for a FY 2017 US EPA Community-Wide Assessment Grant in the amount of \$300,000 (\$150,000 for Hazardous Substances and \$150,000 for Petroleum). This grant will greatly enhance the City's continued efforts to remediate commercial and industrial contamination in the South Brooksville community.

a. Applicant Information:	City of Brooksville, Florida
b. Funding Request:	i. Grant type: Assessment ii. Assessment type: Community-wide iii. Funds requested: \$300,000 iv. Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
c. Location:	South Brooksville Community, City of Brooksville, Florida
d. Property Information:	Community Wide
e. Contacts:	i. Project Director: Bill Geiger Community Development Director, City of Brooksville 201 Howell Avenue, Brooksville, FL 34601 Phone: (352) 540-3810; bgeiger@cityofbrooksville.us ii. Highest Ranking Elected Official: Natalie Kahler Mayor, City of Brooksville 201 Howell Avenue, Brooksville, FL 34601 Phone: (352) 540-3810; fburnett@cityofbrooksville.us
f. Population:	i. Population: 7,725 ii. Target area population: 3,554 iii. Persistent poverty county: No (American Community Survey 2014; ERS County Typology 2015)

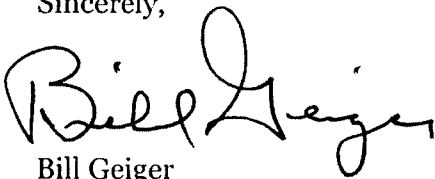
The target area for this assessment project is South Brooksville. The South Brooksville target area is located on the southeastern side of the City and includes the downtown district. South Brooksville contains the City's poorest neighborhoods, with ongoing and former industrial uses interspaced

throughout, in proximity to neighborhood residents. For a number of years, various groups of citizens have sought to restore downtown Brooksville and bring back a sense of community. The Downtown Development Corporation worked on creating a Main Street program for the city, and in 1994, Brooksville's Visioning Committee laid the foundation for a citywide master plan for revitalization. The plan included streetscaping, restructured zoning guidelines, aesthetic enhancements to infrastructure improvements, recreational opportunities, and business/economic development - all things needed to make Brooksville an attractive place where people will visit, work, and live.

However, limited family income means limited sales for local businesses, which results in little commercial tax revenues. According to a 2016 report, growth in total property tax levies in Hernando County **decreased** by **32.17%** from FY2007 to FY2016, ranking it **dead last of Florida's 67 Counties for taxable income** (<http://www.floridataxwatch.org/>). The small population, high poverty rate and extremely low median family incomes make it difficult for the City to fund a brownfields program without additional help.

The City of Brooksville appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Geiger". The signature is fluid and cursive, with the first name "Bill" being more prominent than the last name "Geiger".

Bill Geiger
Community Development Director

FY 2017 EPA Brownfields Community-Wide Assessment Grant
Brooksville, Florida
December 15, 2016

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: Brooksville, the seat of Hernando County, Florida, is located at the intersections of US Highway 41, US 98, and Florida State Road 50 (SR 50), about forty-five miles north of Tampa and fifteen miles inland and east of the Gulf of Mexico. The City was once the engine of a machine fueled by agriculture and its related industries, such as fertilizer and chemical lime production, timber and lumbering, and turpentine processing. Lined with citrus groves and juice processing plants, Brooksville was known as the *Home of the Tangerine*. Ranchers raised livestock and chickens. At the now defunct railroad depot, lumber was loaded for Tampa and beyond. The City grew around these agro-industries. The area around the City was also stripped during 80 years of open-pit phosphate, limestone and clay mining. Cement manufacturing and concrete production continue to be part of the industrial mix. Beginning in the 1960s, Brooksville, specifically its downtown district, has suffered a steady decline in commercial, residential, and social activity, resulting in a mostly stagnant tax base and dispirited citizenry. U.S. 41 and SR 50, major roads that once brought commercial traffic in and out of the city have been rerouted around it. Interstate 75, built 10 miles east of Brooksville in the 1970's, pulled much of the north-south traffic away from the City. Over time, the locally owned businesses and shops that once comprised the heart of Brooksville closed their doors and moved southwest in the hopes of increased revenues in rapidly growing commercial corridors that led to new "ex-urbs" like Spring Hill, now the county's major population area.

The target area for this assessment project is South Brooksville. The South Brooksville target area is located on the southeastern side of the City and includes the downtown district. South Brooksville contains the City's poorest neighborhoods, with ongoing and former industrial uses interspaced throughout, in proximity to neighborhood residents. For a number of years, various groups of citizens have sought to restore downtown Brooksville and bring back a sense of community. The Downtown Development Corporation worked on creating a Main Street program for the city, and in 1999, Brooksville's Visioning Committee laid the foundation for a citywide master plan for revitalization. The plan included streetscaping, restructured zoning guidelines, aesthetic enhancements to infrastructure improvements, recreational opportunities, and business/economic development - all things needed to make Brooksville an attractive place where people will visit, work, and live. Building on streetscape and other infrastructure work already completed, and on inventory and assessment work done in its last brownfield assessment grant (2012-2015), the City is on the path to sustainable redevelopment. The City must complete critical assessment and cleanup planning work to reach its redevelopment goals.

ii. Demographic Information and Indicators of Need: **The table below clearly shows that sensitive populations, minorities and the poor are disproportionately represented in the target area and in Brooksville.** The African-American population percentage is double that of the State and nearly triple that of the US. Buried within the poverty numbers (18%) are families who live within 100-149% of the poverty level. Families in South Brooksville need subsidies to survive as employment opportunities are limited: 17.3% of families in South Brooksville receive food stamps; 30% of those have elderly family members living with them; 51% have children under 18; and **33% have a disabled family member**. A key factor in escaping poverty is education. In the City, only 13.3% have a bachelor's degree or higher, a component to financial success, and 18.7% have not even finished high school. The senior citizen population too is nearly double that of the State. The percentage of **senior citizens in South Brooksville is 33.7%** - high

even for Florida's standard of 17.3%. The median age is 53.2 yrs. compared with 40.7 yrs. in the state. (American Community Survey 2009-2014).

	Target area – S. Brooksville	City of Brooksville	Hernando County	Florida	USA
Population ¹	3,554	7,725	173,792	19,361,792	314,107,084
Children ¹	9.2%	1,476 (19.1%)	33,374 (19.2%)	4,562,573 (23.6%)	79,543,013 (25.3%)
Female ¹	54.1%	4,313 (55.8%)	90,553 (52.1%)	9,897,141 (51.1%)	159,591,925 (50.8%)
Minority ¹	32.8%	1,582 (23.3%)	17,586 (10.1%)	4,614,596 (23.8%)	82,257,371 (18.5%)
African-American ¹	32.3%	1,511 (19.6%)	9,211 (5.3%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic ¹	1.8%	429 (5.6%)	19,011 (10.9%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Poverty Rate ¹	18.1%	31.0%	16.0%	16.7%	15.6%
Unemployment ²	Not available	9.1%	7.4%	6.5%	5.8%
Per Capita Income ¹	18,088	\$15,689	\$21,245	\$26,499	\$28,555
Median House. Income ¹	\$31,865	\$27,644	\$40,457	\$47,212	\$53,482
¹ 2014 American Community Survey (http://www.census.gov/); ² Bureau of Labor Statistics - www.bls.gov					

iii. Brownfields and Their Impacts: Grass and overgrown brush from years of neglect help to disguise the abandoned remains of industries lost in South Brooksville. Rusting conveyors that once took citrus fruit into the processing plant are now buried among mangled vines and brush, and are all that remain of the once prosperous citrus industry. Abandoned rail lines that once carried lumber and livestock to Tampa and beyond are the only evidence of a once-thriving lumber industry. These industries left behind the physical landmarks but not the monetary resources that would keep this City thriving. The vast majority of the 90 potential brownfield properties identified by the Community Task Force that were scored and prioritized in the City's previous EPA Assessment grant are located within or immediately adjacent to South Brooksville. The past land uses are varied but the current conditions of the sites are similar. Most of the inventoried sites are either vacant or in varying stages of decay. The long agro-industrial history of the City means that some of the current sites may have had several uses and thus, the potential for multiple levels of contamination in the past 160 years since the City's founding. The City's previous EPA grant identified and prioritized some properties. One of the parcels is property controlled by the Brooksville Housing Authority. Another abandoned site is a closed gas station needing a Phase I assessment. Another site, formerly a funeral home and crematorium, is in need of Phase I and Phase II assessment. These sites have potential for sustainable mixed-use redevelopment as they abut existing highly trafficked commercial areas.

A section of Main Street and Martin Luther King Jr. Boulevard, inventoried in the last grant project, had a heavy industrial past. Right in the center of South Brooksville, the area contained holding pens, cattle dip vats and a slaughter house. Next door was an industrial orange juicing plant. Running contiguous to these sites is a now vacant CSX cargo rail line that carried product out of the City. Railroads and cattle dip vats are known to have used chemicals containing arsenic. While orange juice itself is a healthy product, the juicing operations required machinery that ran on flammable substances or petroleum products. Acids, caustics and corrosive substances were used in the maintenance and cleaning of the facility. Not only were these chemicals stored in tanks here but were also washed out of the plant and down the drain or out into the yard (<http://www.ilocis.org/documents/chpt65e.htm>).

The below inventoried properties in and around Smith Street and S. Brooksville Avenue are sites that once housed bulk oil storage tanks and had rail lines running through or beside them. The

neighboring properties are likely to be contaminated. In this same area, an iron works and auto storage facility are known to have operated, which utilized heavy metals, iron oxide, and petroleum, all of which add to the likelihood of contamination in the targeted area. The brownfield sites suspected to pose the greatest risk to human health and/or stymie redevelopment activities (and currently identified as assessment or cleanup planning priorities) are:

Miscellaneous Abandoned Gas Stations: There are at least two dozen abandoned gas stations and/or former petroleum storage systems within the city limits of Brooksville. Most of these have never been investigated, because they do not qualify for state remediation funding. Many of the tanks are or were located within public street rights-of-way. Most of these sites are within the commercial district, but **several are in residential areas in proximity to sensitive populations, such as senior citizens:** 24.5% of the population is over 65 compared to 14.9% in the US overall (American Community Survey, 2014). Due to shallow perched aquifer on most hills in the City, concerns about vapors from petroleum plumes seeping through foundations into buildings at dangerous levels exist. The City has secured access agreements for three of these sites to date.

Former Railroad Right of Way, 25.3 acres: One of the key projects identified in the revitalization plan is the development of the Good Neighbor Trail, the conversion of a former railroad right-of-way into a linear park. The City has completed the trailhead and the first phase of the trail that will eventually connect the Withlacoochee State Trail with the Suncoast Trail as part of the Coast-to-Coast Trail system. However, environmental questions remain on portions of the properties adjacent to the trail due to its past history by the railroad, which is a concern due to its direct proximity to residential neighborhoods as well as this well-used recreational area. Significant levels of arsenic have been confirmed, the extent of which still needs to be determined on four parcels. Arsenic was used to treat railroad ties and for weed control. While arsenic is a naturally occurring element that is widely distributed, it is also a known carcinogen. These are neighborhoods with families and the elderly.

Former Withlacoocheeher River Electric Cooperative (WREC) Yard / Former Emerson Sawmill and Lumberyard, 3.9 acres: Located immediately adjacent to the Good Neighbor Trail park and trailhead, which is used by families and adults of all ages seeking outdoor recreation, the site is known to be impacted by petroleum contamination from leaking fuel tanks and possibly by polychlorinated biphenyls (PCBs) from leaking transformers stored there for decades, polycyclic aromatic hydrocarbons (PAHs) from creosote in wood poles, and heavy metals including arsenic from an abandoned railroad spur and from wood preservative operations. The site is also less than 1 mile from Moton Elementary School, which has 625 students, **82% receive free or reduced lunch (nces.ed.gov, 2013-2014 data)**, an indicator of poverty and environmental justice concerns.

Abandoned Orange Juice Processing Plant, 3.9 acres: Not far from the trailhead and also adjacent to S. Brooksville, this property was used for decades to clean and process into juice the citrus from area groves. It has a history of petroleum contamination from storage tanks and fuel oil boilers, and additional contamination is suspected from pesticides and herbicides washed from the citrus as well as solvents and degreasers used to maintain and clean mechanical equipment, also in proximity to Moton School, **with nearly 40% minority students (nces.ed.gov)**.

Former Concrete Batch and Block Plant, 6.7 acres: Situated across the street from the former Orange Juice Processing Plant, this site also has a history of petroleum contamination and may be contaminated with chemicals such as solvents and heavy metals and a myriad of chemicals used as ready mix concrete additives, some of which are historically hazardous and/or carcinogenic.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: A news article in 2014 highlighted the fact that blighted land covers the targeted project area. An article in the *Tampa Bay Times* (April 4, 2014) describes Brooks Villas, a large apartment complex that has been vacant for six years. The roofs are collapsing and the property is covered in decaying debris. Just a few blocks away is the Hillside Estates apartment complex, which is in similar condition. The article noted more than 45 acres of blighted properties within the targeted project area. As was mentioned earlier, census data shows the neighborhood, which is disproportionately impacted by brownfields, consists of a higher population of minorities and an older population than the rest of the City. The City as a whole has an extremely high poverty rate. The elderly are more susceptible to potential contamination from brownfields and the high concentration of the poor and minorities point to an environmental justice issue. In addition, the crime index is 8 on a scale of 100, with 100 being the safest. The chance of being a victim of any type of crime in Brooksville is 1 in 109 versus 1 in 213 in Florida (Florida Department of Law Enforcement, Uniform Crime Report, 2015). This is a high-crime, low-economic opportunity area; blight, crime and poverty have negative impacts on the City and residents as evidenced by poor health outcomes (described below) and a struggling economy. Finally, the likelihood of environmental contamination was substantiated in the findings of the City's 2012 EPA Brownfields assessment grant. The results prompted the need for subsequent Phase IIs and ABCA, which is why this second assessment grant is needed and necessary.

ii. Cumulative Environmental Issues: South Brooksville's **water and air quality are at risk** from the sites described here along with 167 known tanks and spills (homefacts.com). The City provides potable water that comes from Floridan aquifer wells. Clay soils in the area are discontinuous, interbedded with sands, and easily breached by petroleum compounds and solvents and thus provide only limited protection for the aquifer. This risk to groundwater is compounded by the fact that the City is within a karst landscape characterized by closed basins and large solution features, both of which can direct contaminated surface waters directly to the aquifer. Besides the sites above, air quality has been adversely affected by other sites within close proximity to target area residents:

Cemex Cement Plant: Just a short distance from the boundary of S. Brooksville is an operating cement plant, one of the few employers left in Brooksville. While not within the City's jurisdiction, the migration of contaminants has caused problems within the City limits. The plant maintains two three-story kilns that are fired with the mountains of black hard coal that sit on site. The burning of coal and the processing of limestone emits mercury, which mixes with rain to create methyl mercury, a neurotoxin that impairs brain development in young children. The company was fined more than \$500,000 in 2010 for mercury emissions from this plant that exceeded the acceptable release level by nearly ten times on more than 70 days in that year. Sulfur dioxide from the burning of coal causes coughing and wheezing as well as global warming. Dust from the coal stored at the facility and from the limestone has been blowing across the targeted area for years, aggravating asthma and other respiratory conditions (<http://www.tampabay.com/news/environment/at-brooksville-cement-plant-environmental-and-economic-forces-collide/1196973>).

Former County Public Works Property: Located to the west of the former Concrete Batch Plant, this property is surrounded entirely by the South Brooksville neighborhood. Previous assessment work on the County's property has revealed concentrations of arsenic, lead, chromium, and petroleum products in residential yards and gardens to the south, east, and west. Arsenic and barium have been found at dangerous levels in residential yards and gardens north of the County parcel, and in groundwater beneath these homes. Even small amounts of water-soluble barium may cause a person to experience breathing difficulties, increased blood pressures, heart rhythm changes, stomach irritation, muscle weakness, changes in nerve reflexes, swelling of brain and

liver, kidney and heart damage. The City and residents are understandably very concerned about potential exposure to this contaminated groundwater.

Former C. W. Varn Turpentine Still: This operation was located in South Brooksville near the former WREC facility. Turpentine is a volatile mixture of hydrocarbon isomers obtained by the distillation of resin obtained from live trees, mainly pines. Turpentine is a skin, eye, mucous membrane, and upper respiratory tract irritant in humans.

These sites' cumulative environmental impacts have played a significant part in the current state of contamination in the City and targeted project area today. The fact that the area is largely poor and African-American raises environmental justice concerns.

iii. Cumulative Public Health Impacts: All of the above properties have the potential to cause harm to the general public. Documented health effects from exposure to chemicals including benzene, methyl-t-butyl ether (MTBE), naphthalene, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), chlorinated solvents and heavy metals associated with these brownfield properties range from skin irritation, headaches, and nausea to liver and kidney damage and even cancer. Almost all of these brownfield sites are within a ½ mile of a City wellfield, many are within 1/8 mile of the wellfield, and several are even within a few hundred feet of the wellfield that the City relies on for its potable water supply. The Florida Cancer Data System (<http://fcds.med.miami.edu/inc/statistics.shtml>) shows that **Hernando County has an elevated cancer incident rate, which is higher than all but seven counties in Florida.** (Note: the Florida Cancer Data System only provides cancer rates at the county level.) The most recent report from 2006 shows 486 incidents of cancer per 100,000 population per year, approximately 11% higher than the state average cancer rate. Further, the resident 3-year age adjusted death rate 2006-2008 by cause (cancer) shows Hernando County with a rate of **186.2 cancer-related deaths, which is significantly higher than the state rate of 162.3** cancer-related deaths. According to the National Cancer Institute's data through 2007, the cancer rate in Hernando has an alarming status of "rising" (<http://statecancerprofiles.cancer.gov/>). One of the most prevalent contaminants in Brooksville is the known carcinogen arsenic. According to the Florida Cancer Data Systems in 2013, the incidence rate and the mortality rate for those with lung cancer are considerably higher than in the rest of the state. Cement particulates cause lung cancer and silica dust from limestone mining leads to severe lung damage and causes cancer (cdc.org). Both cement and silica dust is known to be present in the target area, thereby placing residents in particular danger due to the multiple sources of air pollution described above. The City will utilize the EPA Brownfields Grant to assess the brownfields within the community to determine exposure risks, particularly to sensitive populations, and take steps to eliminate contaminants.

c. Financial Need

i. Economic Conditions: Limited family income means limited sales for local businesses, which results in little commercial tax revenues. According to a 2016 report, growth in total property tax levies in Hernando County **decreased by 32.17%** from FY2007 to FY2016, ranking it **dead last of Florida's 67 Counties for taxable income** (<http://www.floridatxwatch.org/>). The small population, high poverty rate and extremely low median family incomes make it difficult for the City to fund a brownfields program without additional help. According to the FY17 budget report, "City revenues remain stagnant...The FY2017 budget has required difficult decisions to limit service delivery levels in order to align with our continuing flat...revenue sources." The budget message concludes by saying that "financial constraints continue to remain a real concern" (p6). Also, Florida is a state with no income tax so **the City sees no trickle down income tax revenues**

from the State. Along with other cities, Brooksville was greatly impacted by the 2008 economic downturn but, unlike other Florida cities, has yet to recover. Unemployment has risen, foreclosures have increased, and tax revenue has declined. **In addition, Brooksville is in a high risk hurricane zone; 68 hurricanes have been recorded since 1930 with Andrea the most recent in 2013. Repeated storm-cleanups are costly and contribute to the City's inability to focus resources on brownfields.**

ii. Economic Effects of Brownfields: Since the 1960s, Brooksville has suffered a steady decline in commercial, residential, and social activity, resulting in stagnant tax base and dispirited citizenry. The presence of brownfields in an area causes housing prices to plummet; the median home price in Brooksville is \$57,300, half the median home price in Hernando County (bestplaces.net). Similarly, the median list price is \$87/square foot in Brooksville, which is lower than the Tampa Metro average of \$123 (Zillow.com). **The City's property value in 2016 is \$171,266,058 less than the calendar/tax year 2008 value.** Median property taxes for homes with mortgages is \$1,068, and for those without mortgages it's \$693 (City-data.com), which is just another indicator of Brooksville's declining financial health. Residential vacancy rates are high in the area with a 19.7% rate. A large portion of the residents are renters (33.8%), which can lead to lower housing values for those that own their own homes. Commercial properties are similarly underused with **363 Brooksville commercial real estate listings** found as of this writing (<http://www.loopnet.com/Florida/Brooksville-Commercial-Real-Estate/>). Vacant underutilized properties and poverty result in increased crime; as stated above, the City's crime index is 8 on a scale of 100, with 100 being the safest. Thefts, assault, burglaries are the most prevalent. As a result, the City doubled the police force from 2004 to 2014 in an attempt to protect and serve the at-risk populations in the City, such as the prolific number of elderly, which has put a strain on the cash-strapped City. The City has seen ongoing decreases in revenue from the Tax Increment Financing District that was implemented in 1999 in conjunction with the downtown Community Redevelopment Area (CRA). Since 2008, combined property values have dropped 31.4% from a high of \$658,653,310 to \$390,017,831. As a result, **Ad Valorem Tax revenues have dropped nearly a million dollars** since 2008. This decrease in revenues limits the ability of the City to fund non-basic services, such as the environmental site assessments that are desperately needed to facilitate redevelopment in the target area.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: This Community-wide Assessment project is directly aligned with the Brooksville Comprehensive Plan (updated 2011), the Brooksville Community Redevelopment plan (updated January 2013), and the South Brooksville Reuse Planning document produced as part of our initial Brownfields program (December 2015). The CRA plan contains an Economic Development element that addresses growth and revitalization throughout the City. The plan also promotes livability principals and calls for orderly **sustainable community redevelopment involving specifically: (a) coordinating infrastructure aimed at improving health and safety, (b) creating employment, (c) attracting service uses, (d) building a trail-oriented economy, and (e) promoting safe pedestrian/non-vehicular movement.** The City will focus on infill development in the target community, utilizing existing infrastructure such as roadways, sewer, water and other utilities. The Comprehensive Plan calls for vastly improved pedestrian mobility through sidewalk enhancements and incentives to economic reinvestment. The City initiated the South Brooksville Reuse Planning

venture to identify three catalyst projects that would directly benefit the community and influence other investment in the area. With some of this work underway, brownfield assessment/cleanup is needed to attract infill development and investment. All of these plans envision the Smith Street block adjacent to the Good Neighbor Trail trailhead redeveloped with specialty retail that builds upon the multi-use trail corridor to create a renewed economy and to bring services to the neighborhood. The rails-to-trails concept is an ideal example of the types of sustainable development practices that the City seeks to implement. Many of the abandoned gas stations are located within the area of the CRA and have a high potential for redevelopment. Streetscape projects are planned with sustainable Low Impact Development, Complete Street principles (including stormwater management), and urban reforestation elements.

ii. Timing and Implementation: Bill Geiger, Community Development Director, will serve as the Project Director. *Within one month* of grant award notification, the City will release a competitive, public Request for Qualifications (RFQ) for firms to provide brownfield consulting services as per 2 CFR 200 and EPA's rule at 2 CFR 1500. The procurement will be completed with contractor selection and council approval *no later than three months* after grant award. Included in the RFQ will be specific goals and a detailed schedule. The project workplan will be drafted *within 60 days* of notification of selection and completed prior to grant award. *Within one month* of consultant selection, Mr. Geiger will establish a project team, comprised of City personnel, the District FDEP representative, the EPA representative, and the environmental consultant and hold the first project team (kick off) meeting. The internal project team and consultant will meet *monthly* (and *quarterly* by conference call with FDEP and EPA) to review the project's progress to ensure the objectives and schedule are met. Also, the Brownfields Task Force, already established, will be convened and updated with new members if needed, with its first meeting held *within three months* of grant award and will continue to meet quarterly to review project development and progress, prioritize and select sites for assessment and for cleanup planning. The Community Involvement Plan (CIP) will be updated with public input *by the end of month 4*. The accomplishments will be tracked and measured with the first quarterly report submitted *by the end of Month 4*, or earlier as required.

Mr. Gieger will lead efforts to contact and educate property owners on the benefits of the program to gain site access for assessments. As part of the previous assessment grant, with guidance from our consultants, the Task Force created a specific set of ranking criteria. The Task Force divided the sites by their former uses (hazardous substance and/or petroleum). Then the group looked at the potential for redevelopment. Sites that were contiguous took priority over pocket sites. Sites with the likelihood to create the most jobs took priority over those with fewer potential jobs. These efforts have already begun as part of the previous assessment grant (access agreements are already in place for three (3) former gas station sites) and will continue.

We anticipate our consultant starting Phase I Environmental Site Assessments (ESAs) *no later than month 3* and continuing to conduct them *through month 24*. A Generic Quality Assurance Project Plan (QAPP) will be submitted for EPA review *no later than month 4*. Phase II ESAs are anticipated to start *no later than month 5* and *continue through month 28* (coordinating eligibility reviews with FDEP/EPA). Site-specific QAPPS (Sampling Plans and Health & Safety Plans) will follow this timing. Cleanup and redevelopment planning (ABCAs) will be *initiated and completed in months 9 through 33* as sites are assessed, and priority determined. (Initiation of the ABCA for the Brooksville Housing Authority property will likely occur earlier.)

b. Task Descriptions and Budget Table

i. Task Descriptions

Phase I/II Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: 13 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$45,500; 1 Updated Generic Quality Assurance Plan (QAPP) @ \$3,500, 6 Site Specific-QAPPs (including Health and Safety Plans) @ \$3,500 each for a total of \$21,000; 6 Phase II's @ an average cost \$25,000 for each site for a total of \$150,000. Assessment total budgeted (contractor cost): \$220,000 @50% petroleum/50% hazardous substances). Final *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s)*. Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support demolition or renovation activities.

Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites. Community vision and goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes \$40,000 in contractor cost has been earmarked for this project task to complete ABCAs or reuse plans (@50% hazardous/50% petroleum).

Outreach – Develop/maintain strategic partnerships and update Brooksville's brownfields Community Involvement Plan (CIP); disseminate information/comments to/from community & stakeholders, host community meetings. \$8,000 in travel funds for City personnel is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training/conferences is planned; \$4,000 for printing; \$14,000 for contractor support in updating the CIP and hosting community-wide meetings, focus groups, charrettes, visioning sessions – totaling \$26,000 (@50% hazardous /50% petroleum).

Programmatic Support – Brooksville will use contractual support for technical program implementation/oversight and to ensure compliance with EPA cooperative agreement terms & conditions. As Project Director, Mr. Geiger will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight for all grant elements. \$14,000 is budgeted for program support. In-kind staff hours (funded through the City's annual budget) are not included in the EPA budget.

* Please note – all cost estimates are based on previous grant expenses and other EPA projects (in other Florida municipalities) and were reviewed by the City's finance team.

ii. **Budget Table**

Hazardous Substances					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Petroleum Products					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Grand Total	\$220,000	\$40,000	\$26,000	\$14,000	\$300,000

c. Ability to Leverage (See attachments for leverage verification)

The City will leverage Florida DEP incentives, which include Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup and assessment); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund/each new job created); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects, 75% for brownfield projects with affordable housing component or health care); and Brownfields Liability Protections. These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects by attracting potential developers and investors. As per statute, local CRA funds may be available for use as long as the proposed use is addressed within the CRA Community Redevelopment Plan and are located within the established Community Redevelopment Area; some of the proposed assessment properties meet this criteria. The City's ability to leverage funding is further demonstrated by its success in completing redevelopment initiatives in the CRA. About a decade ago the City leveraged almost \$1million in funding to complete a streetscape project in a four block area of the downtown. The project included placing above-ground utilities underground, installing old-style street lighting, brick pavers and crosswalks and benches and trash receptacles. Funds that were leveraged included CDBG-CR funds (\$650,000), MPO-FDOT Enhancement funds (\$100,000), City General Revenue funds (\$150,000) and CRA funds (\$400 + debt service commitment to partially reimburse City contribution). More recently, funding in the amount of \$2,745,000 for trail design and construction to connect the Good Neighbor Trailhead with the Withlacoochee adState Trail (going through downtown) has been secured through the FDOT 5-Year Transportation Improvement Program, and it is planned to be completed by the end of calendar year 2017. Other funding that may be leveraged could include CDBG funds that can be used for redevelopment, USDA funding, or USEDPA Public Works Funding. Finally, Brooksville will consider time and efforts of its employees in the project as **in-kind leveraged resources valued at a minimum of \$20,000.**

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: Community engagement was such a vital part of the City's 2012 brownfield assessment grant that Brooksville was highlighted as a Best Practices case study that was recognized at the EPA Region 4 Grantee Workshop in October 2014. The City will insure that this grant project will have equal or greater community involvement. The project team will update the previous Community Involvement Plan (CIP) based on its past successes, such as its Brownfields 101 education sessions. The former CIP was created with input from residents in the targeted community (known interested citizens/businesses, community leaders, external experts (including EPA staff). Public participation will again take place through a variety of forums to ensure meaningful involvement of target communities, especially low-income and minority populations. Of the 14 Community Task Force meetings held, only two were located at City hall. The remainder were held out in the community - one at the historic Bethlehem Progressive Baptist Church; one at the Coney Island Drive-In; and 10 at the South Brooksville Community Center and Sheriff Substation. For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback. The City will utilize its current brownfields website (www.ctcbrownfields.com/brooksville) to provide clear information and contact information for questions. Activities being undertaken and progress will be updated on the website on a monthly basis for the duration of the project. Social media

updates will remind the public of meetings and will notify them of project developments. Online surveys will be distributed to and completed by residents for the purpose of gathering input. Particularly important for local residents will be assessment project planning/implementation including sites selected for assessment and assessment findings and the cleanup/reuse plans for sites. Information and success stories will be shared through local media including newspapers with local general circulation. Project staff and consultants will also take into consideration that in the project area not everyone has access to computers and that nearly 58% of residents have only a high school education or less. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning via focus groups and paper survey solicited through postings with local businesses, multi-family residential properties, etc. In addition, the City has an established Brownfields Community Task Force made up of members of the program team and inclusive of any resident, business owner, or concerned citizen who wants to participate. More than 100 invitations were sent to community members who had participated in other community outreach and planning meetings, meetings were publicized in local media, and advertising was distributed in local places of community and business; 20-25 people attended nearly every meeting. The Task Force will be utilized in this new project. Because task force members can now see the benefits of the program, they are reaching out to other members of the community to help spread the word, thereby encouraging property owners to participate in the program and further garnering support.

ii. Communicating Progress: The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings in each community; presentations to county/city commissions, community organizations (i.e., civic clubs, neighborhood improvement organizations, chambers of commerce, realtor or builder associations, with individuals/groups of stakeholders). Primary stakeholders impacted by our successful community engagement program include those in regular attendance at Task Force meetings such as residents (both from the brownfield areas and citywide), the media, graduate students, state representatives, the local public housing authority, city and community developers and planners, and the Brooksville business community. Since the community has been educated in brownfields and involved as decision makers, there has been a noticeable shift in project support. Citizens who were angered (from being left out) and frightened (by the unknown) are now supportive of the project. Because task force members can now see the benefits of the program, they are reaching out to other members of the community to help spread the word, thereby encouraging property owners to participate in the program and further garnering support. A minimum of six (6) public meetings/events are planned (translation services will be available). Community service announcements will be made through several local radio and TV stations like WWJB and WEDU, which are public radio stations or offer a range of listening options as well newspapers serving the area, *Hernando Sun* and the *Tampa Bay Times*. Hernando Co. Government TV is a public access channel TV broadcaster based in Brooksville that provides coverage of local civic issues, governmental assembly meetings, and public affairs. Website and brownfields links are already active and are used to communicate with the public and seek input on identifying brownfield sites. The City will continue to use local newspapers and community calendars for local TV stations to publicize future meetings. The City will update its website with new educational information on brownfields as needed and the brownfields program will utilize government access cable television to broadcast items of interest and brownfields project updates to provide notifications of public brownfields meetings. **The City will continue to evaluate the public involvement activities to ensure communications are**

appropriate and effective, especially in reaching sensitive populations (poor, minority, families with children, elderly).

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: The Florida Department of Environmental Protection (FDEP) is the state agency responsible for implementing the State's Brownfield Redevelopment program, responsible for setting cleanup standards, and responsible for cleanup oversight. Brooksville will continue to depend upon FDEP's advice and review of assessment and cleanup planning activities. The City will work closely with the FDEP to determine site eligibility prior to assessment activities. The FDEP will be asked to review all work plans, QAPPs, HASPs, etc., prior to the initiation of any field activities. Cleanup planning documents will be coordinated closely with the FDEP to ensure that the appropriate standards are being applied. The City will also encourage developers to enter the FDEP Brownfields Program to take advantage of the limitation of liability and tax incentives they offer.

ii. Other Governmental Partnerships: Brooksville already partners with **Hernando County** on HUD and CDBG projects. The **Hernando County Health Department** will partner to ensure that all health issues and/or concerns are addressed during the assessment field activities. A representative of the Health Department will serve on the Brownfield Community Task Force. The **Hernando County Board of Commissioners** will assist the City with marketing and outreach in addition to providing meeting space. The **Hernando County Utilities Department** has already provided access to the County's public works property in South Brooksville. The **Hernando County Sheriff's Office** will insure public safety during assessment procedures and at public meetings. Besides the **Florida DEP** partnership mentioned earlier, Brooksville will also partner with the **Florida Departments** of Transportation and Commerce and the **U.S. Departments of: Commerce; Agriculture; Commerce; Labor; and Agriculture** along with Federal Transit Authority and Highway Administration where funding or technical assistance can contribute to this project or overall community revitalization.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

The Florida Brownfields Association, a non-profit volunteer service organization dedicated to advancing clean up/ redevelopment of brownfields in Florida, will assist with public outreach and marketing and will serve in an advisory capacity.

Greater Hernando Chamber of Commerce – The Chamber will solicit public and stakeholder involvement in the project through marketing and outreach efforts.

Mid-Florida Community Services, Inc. – Mid-Florida Community Services is a non-profit organization with a mission to partner in the creation of a society in which low-income people are supported in their efforts to become self-sufficient and where vulnerable populations achieve their full potential. The agency will assist with community outreach and nominate a representative to serve on the Brownfields Task Force.

The Hernando County, Florida Chapter of the National Association for the Advancement of Colored People (NAACP) – The NAACP's mission is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate race-based discrimination. The Hernando Chapter is supportive of the City's application in particular due the disproportionate number of brownfield sites in minority neighborhoods and the long suspicion that the high rates of illness and cancer can be contributed to exposure to contaminants from these sites. The Hernando Chapter of the NAACP has committed to serving on the Brownfields Task Force,

assisting in identifying and prioritizing properties, inviting team members to participate at their meetings and in redevelopment planning.

Ms. Viennessee Black – Ms. Black is an area resident and former task force member who supports the project and attests to the benefits of the program

Coastal Engineering and Creative Environmental Solutions– are two local engineering businesses that supports the project and will work to identify potential redevelopment projects.

ii. Letters of Commitment – Please see attached.

d. Partnerships with Workforce Development Programs

Hernando and Pasco Workforce Board will continue to provide assistance through the Workforce Investment Act. This agency will be a valuable partner in providing direct assistance, and also providing referrals to other agencies as individual circumstances warrant. CareerSource Pasco Hernando, the local employment service, will also provide support in recruiting potential employers and finding suitable candidates for short and long-term employment opportunities created through this newest assessment project. The closest EPA Brownfields Job Training program is located in Tampa, Florida, approximately 50 miles away. The City has already contacted the program, operated by CDC Tampa, Inc. and a letter of support and partnership is included with this application. Solicitations for services under this project will include favorable evaluation criteria for the inclusion of staff from the local area or graduates from the Tampa Brownfields Job Training Program.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

Social/welfare benefits will be realized as these properties are put back into productive reuse, eliminating blight, and the fear/stigma of contamination. A revitalized downtown will become a focal point for the community, attracting shoppers and visitors and will also provide a central gathering space for cultural and civic activities to take place. The sense of community will be realized as storefronts are no longer vacant, and residents will once again gather in the heart of Brooksville to eat, to shop, to recreate and to create the sense of community that these residents are working hard to achieve once again.

Assessment and cleanup of brownfield properties will reduce contaminant levels in the soils and groundwater at priority sites, thereby improving **environmental** outcomes. Contaminant runoff to area streams and wetlands and contamination of the groundwater resource will be reduced. (Geology in the area consists of an upper zone of unconsolidated sediments and a lower permeable zone including limestone and dolomite. Sinkholes are not uncommon.) Contamination can easily infiltrate into the groundwater and easily move great distances from the site. The sole drinking water source in the County is groundwater. Just east of the City of Brooksville is the Withlacoochee State Forest. Also nearby are two National Wildlife Refuge tracts. Reducing potential contamination to these sensitive ecosystems will be an additional benefit. In addition, reuse of downtown properties will reduce demand for use of greenspace outside the City for future development.

The Good Neighbor Trail, an essential portion of our future vision for the City, along with on and off-road trails and pedestrian facilities for future connections with the Withlacoochee State and Suncoast Trails, will encourage the use of non-polluting transportation alternatives to the automobile for those short trips to work, school, or the local store. The Good Neighbor Trail Management Plan includes annual surveying of the site for exotic pest vegetation, animals, and natural resources-ecosystem. Natural resource protection will fall into three main categories: habitat enhancement, species protection, and ecosystem restoration. Nuisance exotic vegetation

will be removed while native species will be preserved. Restoration of the trailhead site also includes stormwater improvements, re-establishment of historic creek flow to Parson's Brook, and planting of native vegetation. Through these efforts, the City plans on protecting the natural environment for future generations to enjoy.

As demonstrated in the Community Need section, many of our residents subsist on very low incomes. Many of our residents have **health** problems greater than would be expected elsewhere in the state or in the U.S. Moreover, South Brooksville has a higher African-American population than the rest of our City and contaminated and potentially contaminated properties are concentrated in this area. Removal of contamination will reduce direct health threats to persons living nearby, in particular the South Brooksville community. Identification and reduction in contaminant levels/threats will limit potential exposure and negative health effects (cardio-pulmonary diseases, neurological impacts, negative reproductive/neo-natal outcomes).

Potential hazardous substance and petroleum contamination on the identified brownfields may directly impact the public health of the community, specifically in South Brooksville where known groundwater contamination is moving beneath a lower-income residential neighborhood. Abandoned gas stations, former railroad rights-of-way, a former power company property (previously a saw mill and lumber yard), the abandoned orange juice plant and concrete plant are contaminated or potentially contaminated brownfields sites. Petroleum contaminants and solvents remain on these sites and potentially in the groundwater, also remaining are arsenic contaminated soil, heavy metals and PCBs, and pesticides/herbicides. These contaminants are known to cause adverse health effects such as liver and kidney damage, cardiovascular problems, central nervous system problems and even cancer. Health statistics presented show the cancer incidence rate in the County is higher than all but seven counties in Florida and is rising. This grant will allow the City to continue its efforts started in its previous assessment grant and to work towards reducing or eliminating the risks associated with contamination and improving health outcomes. Reduction in contaminants reaching groundwater should also improve health outcomes, since groundwater is the sole source for both the City water supply and private wells near the City.

b. Economic and Community Benefits: The environmental assessment of contaminated properties allows for an increased marketability to prospective purchasers and developers which will result in the removal of blight from neighborhoods and its dampening economic impacts. This development will in turn create employment and increase City tax revenues. The successful growth of the tax base of the City's Community Revitalization Area (CRA) is an example of the economic benefits which focused revitalization efforts can bring. Since creating a CRA Tax Increment Financing (TIF) district in 1999, annual revenues steadily increased until the financial downturn in 2008. This history proves that the TIF can be successful at generating revenue. The redevelopment of brownfields within the CRA, such as the former gas stations, consistent with the Community Redevelopment Plan, will reinvigorate TIF revenue, create jobs, and generate additional sales tax revenue. Redevelopment of the former Withlacoochee River Electric yard, currently utilized by the City's Department Public Works Department, and combined with the former County Public Works property has the potential to return 8.5 acres of property back to the tax rolls. Also, the planned light industrial redevelopment of the former orange juice plant and cement plant has the opportunity to increase the value of those 10.5 acres of property as well as the surrounding properties (2-3%, according to EPA), **increasing property tax revenue, creating living wage jobs, and additional sources of revenue, such as commercial sales tax from new business development.** Furthermore, the Smith Street redevelopment block is centered on building a trail-oriented economy that includes bicycle sales/repair, lodging, commercial, and eco-

tourism; this **economic plan provides opportunity to the existing residents in terms of employment and business potential and simultaneously increases recreational opportunities.** All projects will require extensive environmental site assessment; the brownfields program will cure investor perceptions and add financial assistance to site redevelopment planning. Any assessment and clean-up will help create shovel-ready sites for investment.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The accounting firm of Clifton, Larson, Allen, LLP conducted an audit of the financial statements of the government activities, business-type activities, each major fund, and the aggregate remaining fund information of the city of Brooksville, Florida as of and for the year ended September 20, 2015. The firm found the financial statements presented fairly in all material respects, and the year ended in accordance with accounting principles generally accepted in the US. There were no adverse audit findings regarding administration of any grants.

b. Programmatic Capability: The City is fully equipped to effectively manage these grant funds. **Bill Geiger**, Community Development Director will serve as **the Project Director**. Mr. Geiger is currently the Brooksville Community Development Director and has served in that or similar roles for 25 years. He also serves as the Executive Director of the City's Community Redevelopment Agency, was the Program Administrator for the City's Enterprise Zone and also was the Brownfields Coordinator for the last three years, which included successful oversight of the City's last assessment project.

Richard W. Radacky, Director of the Department of Public Works, will provide **technical oversight** for this initiative. Mr. Radacky has 37 years of overall experience with public management. His experience includes eight (8) years of experience with the Pasco County Board of County Commissioners as the manager of an environmental control program and 14 years as the Hernando County Utilities Director. Under his leadership, three major well fields, five sub regional wastewater treatment facilities, two transfer stations, and a county-wide landfill were sited, permitted, and constructed; during his tenure the department received numerous US EPA Region IV awards and the FDEP award for quality service, degree of treatment, and maintaining professional standards. Mr. Radacky is the Project Manager for the City's \$2.4 million Sewer Rehabilitation Phase III Project, a grant/loan combination project funded by the FDEP.

Autumn Sullivan, Chief Accountant for the City of Brooksville will serve as the **finance manager**. As Chief Accountant, Autumn Sullivan has 15+ years of local experience and a BS degree in Finance. She has managed federal and state grant and cooperative agreements from USDA, US DOJ, FLDEP, and HUD CDBG as well as the City's previous EPA Assessment Grant. The City will procure consulting and environmental engineering services from a qualified firm to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the new Project Director to ensure the project continues successfully.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Brooksville will work closely with their EPA project manager, FDEP, and the community to set realistic goals for the brownfields project based on the output and outcomes measurements described in the following table as well as additional ones identified during the course of the project. The City will track and measure progress to achieving the goals and will meet at least quarterly (either in person or via telephone) with the EPA project manager to review the status of

the project. In addition, the City will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into ACRES.

Task	Output Measurement	Outcome Measurement
Task 1 – Phase I/II Assessments	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 2 – Remediation/Reuse Planning	# of ABCAs # of Redevelopment Plans	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties
Task 3 – Outreach (Community Engagement)	# of Brownfields Advisory Committee Meetings # of Public Meetings # of Community Group Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Groups and # of Attendees # of Public Inquiries Received Circulation

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements: Brooksville was awarded a FY2012 Community Wide Assessment Grant that was closed on September 30, 2015 with \$0 remaining. The City successfully maintained a record of timely and acceptable performance for all required Quarterly Reports, financial reporting, MBE/WBE reporting, EPA ACRES entries & other necessary documentation. The City performed all assessment work under an EPA approved Quality Management Plan, and completed site specific EPA Approved Quality Assurance Project Plans prior to soil/groundwater testing as required for any Phase II and other site assessment activities conducted. The City has developed approved quarterly report formats & conducts all Phase I ESAs in accordance with ASTM/AAI standards and Phase II ESAs in accordance with ASTM standards. The City works closely with the FDEP Brownfields program on all site assessments required under the FL Brownfields Cleanup Criteria Rule (Chapter 62-785 FAC). All project benchmarks, outcomes, outputs and reports were filed in ACRES in a timely and efficient manner.

2. Accomplishments: The City was able to recruit more than 100 residents and stakeholders to participate in the project and more than 50 of those persons participated in the City's Brownfields Task Force, which met 14 times throughout the grant cycle. With input from the Task Force, a site inventory was completed that identified and inventoried 90+ potential sites. The Task Force and project staff divided the inventory into site types (suspected petroleum or hazardous substances) then scored and mapped the properties using project-generated scoring sheets. Nineteen sites were approved for assessment by the City Council. Nine Phase I Environmental Site Assessments (ESAs) and two (2) multi-parcel/corridor ESAs were completed throughout the City. Three parcels were deemed eligible for a Phase II ESA and two Site-specific QAPPs were completed; the third property withdrew after the property owner changed and the new owner declined to participate. Because of the level of effort put into community involvement and engagement in Brooksville, EPA Region 4 approached the City about helping prepare a Best Practices guide for Brownfields and Community Engagement. The City, working with its' contractors, developed this Best Practices case study that was then incorporated into the program at the EPA Region 4 Grantee Workshop in October 2014. Proposed redevelopment plans are a direct result of these meetings with unprecedented community participation.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

*** 3. Date Received:**

12/16/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Brooksville, FL

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

596000284

*** c. Organizational DUNS:**

0819400900000

d. Address:

*** Street1:**

201 Howell Avenue

Street2:

*** City:**

Brooksville

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

34601-2042

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Bill

Middle Name:

*** Last Name:**

Geiger

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

352-540-3810

Fax Number:

*** Email:**

bgeiger@cityofbrooksville.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Brooksville, FL FY2017 US EPA Community-Wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-11

* b. Program/Project

FL-11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Bill

Middle Name:

* Last Name:

Geiger

Suffix:

* Title:

Community Development Director

* Telephone Number:

352-540-3810

Fax Number:

* Email:

bgeiger@cityofbrooksville.us

* Signature of Authorized Representative:

Autumn Sullivan

* Date Signed:

12/16/2016



HAINES CITY

THE HEART OF FLORIDA

620 East Main Street
Haines City, FL 33844
Phone (863) 421-3600
Fax (863) 421-5561
www.hainescity.com

December 22, 2016

U.S. Environmental Protection Agency
Attn: Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, S.W., 10th Floor
Atlanta, GA 30303-8960
Phone: 404-562-8929

RE: City of Haines City, Florida
EPA Brownfields Community-wide Assessment Grant, Fiscal Year 2017

Dear Ms. Alfano:

The City of Haines City is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-wide Assessment Grant for petroleum and hazardous substances. Haines City, known as the "Heart of Florida", is comprised of 23,252 residents making us a small town in terms of size, and our residents are truly the heart and soul that makes Haines City so great. Haines City was incorporated in 1914, and the majority of the downtown buildings constructed during this time period still exist today and are listed on the National Historic Register.

Over the past decade, our community has been adversely impacted by negative economic conditions, leaving numerous blighted brownfield properties throughout the City. Haines City has lost nearly 45% of the revenue we have historically generated, which makes us unable to leverage funding from the City budget to complete this project. We are making progress on redeveloping our community, but are in vital need of the EPA's assistance in our efforts to ready the City's brownfields sites for productive and beneficial reuse. The strong support and desire from the citizens of Haines City have been a driving force in the successes that we have achieved thus far. We have been conducting community outreach meetings since 2011 in anticipation of receiving a Brownfields Assessment Grant, so we are eager to begin the assessment and cleanup planning process.

The assessment grant funding will be used to focus our efforts on downtown Haines City, where we have a concentrated area of 40 potentially contaminated brownfields sites, with several less than one block from Lake Tracy, and all less than five miles from one of the other three lakes in our community. Each site has potential contamination issues due to past land uses directly on or nearby each site, including a former citrus plant, former printing company, former paint and body shop, and several former gas stations.

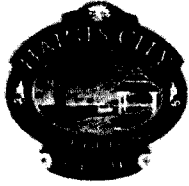
Haines City understands the crucial relationship that exists by having a healthy environment and the impact it has on a person's health and sense of well-being, and this grant would provide the funding needed to help achieve our long term goal of providing a cleaner environment while achieving the economic revitalization that we so greatly need. The Haines City story is presented in the attached application, and we look forward to a favorable review. Thank you for your consideration, and please contact me if you have any questions.

Sincerely,

Horace West
Mayor

OUR MISSION

"Our team of professionals will provide our residents and business community with the highest quality services in a fiscally responsible manner through cooperation, strong ethical leadership with a lifelong commitment to enriching lives."



HAINES CITY

THE HEART OF FLORIDA

620 East Main Street
Haines City, FL 33844
Phone (863) 421-3600
Fax (863) 421-5561
www.hainescity.com

a. Applicant Information:

City of Haines City
620 East Main Street
Haines City, FL 33844

b. Funding Requested:

i) Grant Type:

Assessment

ii) Assessment Grant Type:

Community-wide

iii) Federal Funds Requested:

\$300,000

iv) Contamination:

\$150,000 Hazardous Substances

\$150,000 Petroleum

c. Location:

City of Haines City, Polk County, Florida

d. Property Information:

Not Applicable

e. Contacts:

i) PROJECT DIRECTOR

David Johnson

Asst. to City Manager

620 East Main Street

Haines City, FL 33844

djohnson@hainescity.com

863.421.9989 phone

863.419.3168 fax

ii) CHIEF EXECUTIVE

Horace West

Mayor

620 East Main Street

Haines City, FL 33844

hwest@hainescity.com

863.421.9921 phone

f. Population:

i) 21,207 (American Factfinder, American Community Survey 5 Year Estimates)

ii) Not Applicable

iii) The City of Haines City is not located within a county experiencing "persistent poverty" where 20% or more of the population has lived in poverty over the last 30 years.

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates

[http://www.census.gov/did/www/saipe/data/interactive/saipe.html?s_appName=saipe&map_yearSelector=](http://www.census.gov/did/www/saipe/data/interactive/saipe.html?s_appName=saipe&map_yearSelector=2014&map_geoSelector=aa c&s state=17&s county=17055&s measures=aa snc&menu=grid proxy&s_year)

[2014&map_geoSelector=aa c&s state=17&s county=17055&s measures=aa snc&menu=grid proxy&s_year](http://www.census.gov/did/www/saipe/data/interactive/saipe.html?s_appName=saipe&map_yearSelector=2014&map_geoSelector=aa c&s state=17&s county=17055&s measures=aa snc&menu=grid proxy&s_year)

g. Regional Priorities Form/Other Factors Checklist:

Please see Attachment 1

h. Letter from State or Tribal Environmental Authority:

Please see Attachment 2

OUR MISSION

"Our team of professionals will provide our residents and business community with the highest quality services in a fiscally responsible manner through cooperation, strong ethical leadership with a lifelong commitment to enriching lives."

1.a.i Community and Target Area Description: Haines City is located in the "Heart of Florida" and is minutes away from Interstate 4 and State Road 60 via US Highways 27 and 17-92. With a population of 20,535, the livelihood of Haines City sprouted from the citrus industry, which began in the 1800s. The first citrus processing plant in the United States was built in Haines City in 1916, and agricultural businesses such as pesticide and herbicide blending, storage, and distribution centers, began to serve a significant support function for citrus industry. With the citrus industry as its base, the population grew steadily until citrus crops were impacted by a series of severe freezes, followed by a large fire that nearly destroyed the entire town. In time, the citrus industry recovered and during the 1920s Haines City expanded its city limits as well as its downtown district with gas and automobile service stations, grocery stores, banks, furniture stores, and other retail. Through this growth, Haines City remained highly independent of other surrounding communities. Located 20 miles from Lakeland and 40 miles from Orlando, Haines City developed in its own right as a center for citrus growing, packing and distribution. As with the rest of Central Florida, the completion of Interstate 4 in the late 1960s and the opening of Disney World in the early 1970s brought major changes to Haines City. The ease of access to Interstate 4 and Disney has made the northern US 27 corridor and Haines City a more desirable location for regional commuters, retirees, and tourists. This has helped to shift the local economy away from total dependence on the citrus industry towards a service and support economy. However, citrus is still the major industry and lifeline for Haines City residents. The industry that is our main employment option is also the very thing potentially contaminating our City with health impacts related to historical uses. First, the use of pesticides on orange groves has long been a point of concern. Spraying machines applying pesticides frequently create drift, which has impacted in the soil, groundwater, and air of our neighborhoods. The 1980s were not kind to the Haines City area as there were three major freezes which essentially wiped out most of the citrus in the area. As a result, this impacted the number of growers. As products declined, many growers completely abandoned properties. In 1995, the State of Florida had over 850,000 acres of citrus producing groves; now reduced to approximately 500,000 acres, 100,000 of which are abandoned. A good portion of these abandoned groves are located along State Highway 27 and are in a prime position for adaptive reuse, but suffer from real and perceived contamination. Another issue which has led to grove abandonment is the presence of Citrus Canker disease, which kills the tree and fruit which in turn makes each citrus grower destroy all affected trees within a 30 foot radius. Pricing pressures, as well as fertilizer, herbicide, irrigation and spraying expenses have further led to the demise of the industry in the Haines City area.

With shifts in both population and the local economy, locally owned businesses and shops that once comprised the heart of downtown Haines City closed their doors and moved northeast and along its fringes on US 27, the main north-south highway in the area, in the hopes of increased revenues in the rapidly growing commercial corridors. While the population has increased substantially within Haines City (31.49%), the target area for grant funding (Census Tract 126.02) has decreased by 5.79%. As traffic through downtown has dwindled, the services needed to support the traffic also decreased substantially, which has left a large number of failed businesses in the city center. Numerous other commercial industrial operations inside the City closed as their viability dwindled due to modernization, competition, and consolidation. Haines City has now been established with commercial and industrial facilities within the southeast and southwest portions of the community, including manufacturers of paper, grout, cement block; a multi-national grocer's State headquarters with dry and cold storage; a commercial landfill; and a citrus production facility. The location grants easy access to all metropolitan areas and shipping channels across the state which has made the location a popular stopover for trucks thereby establishing opportunities for industries such as truck storage operations, salvage yards, service and gasoline stations and container cleaning locations. Many of these facilities potentially have contaminated soil and groundwater, or the stigma of having such impacts due to their historical uses and locations. The downtown area, east of Highway 27 to Highway 17/92, has the highest concentration of vacant and dilapidated buildings within the City limits, and is the primary target area for grant funding. This area encompasses 4.29 square miles and contains a disproportionate number of blighted and dilapidated properties and brownfield sites. The target area will be labeled as the **Downtown Highway 27 Corridor**, and identified by Census Tract 126.02. The primary target area has also been established as the Community Redevelopment Area (CRA) which was implemented to remove blight and help prevent urban sprawl by promoting and offering additional incentives for redevelopment within the target area. Residential housing is intermingled and also surrounds the target areas, and in several cases, is directly beside these potentially contaminated properties.

Much work is still needed to make Haines City a truly sustainable and vibrant community, and an EPA Brownfields Assessment Grant is the tool the City needs to spark redevelopment at its brownfields sites.

1.a.ii Demographic Information and Indicators of Need: The economy of many portions of Haines City has declined over the years and in 2008 the economy of Central Florida began to completely collapse, which has directly impacted Haines City. The community is working diligently to reverse these trends and revitalize the City and its economy. However, the dilapidated facilities and the environmental uncertainty with many properties inhibit economic development efforts in the heart of the City's **Downtown Highway 27 Corridor**. The target area is represented by census tract 126.02 which will help further indicate the severe need we have to help redevelop this area of our great City. The unemployment rate is just above the state and national rates, however, the unemployment rate does not seem to take into account that although residents have steady work, the rate of pay is not at an amount that someone can live on without having multiple jobs and the result is residents continuing to live under the poverty level with a much lower than average per capita income. From 2010-2014, 45.0% of people were in poverty within the target area. Haines City poverty levels are estimated to be over 50% above the state of Florida average of 15.1%.¹ With higher than average statistics at the census tract level, there could be potential correlations between higher rates of poverty, unemployment, and health disparities due to the higher concentration of brownfield properties within and bordering the **Highway 27 Corridor and Downtown Area**. Key statistics are shown in the following table:

DEMOGRAPHIC DATA	Census Tract 126.02	Haines City	Polk County	Florida	National
Population:	6382	21,207	617,323	19,361,792	314,107,083
Change in Population	-5.79%	31.49%	24.42%	17.64%	9.75%
Unemployment:	6.0%*	6.0%*	6.0%*	5.1%*	5.0%*
Poverty Rate:	45.0%	27.3%	13.4%	16.7%	15.1%
Percent Minority:	28.31%	30.11%	21.21%	23.83%	26.19%
Housing Values	-	\$98,700	\$107,100	\$156,200	\$290,400
Per Capita Income	\$9,316	\$14,839	\$21,157	\$26,498	\$28,554
Percent Reliance on Medicaid	49.97%	36.39%	25.05%	21.04%	20.75%
No health insurance coverage	39.77%	31.17%	18.12%	19.58%	14.2%
High School Graduates	50.5%	68.36%	83.5%	86.9%	83.6%
Total Population under 18	35.57%	31.85%	23.08%	20.77%	23.49%
Sources: U.S Census 2010 (http://www.census.gov/); American Community Survey 3-year Estimates, *BLS.gov, October 2016 rates					

1.a.iii Brownfields and Their Impacts: In order to identify property locations that pose the greatest risks to human health and the environment, Haines City secured the services of the Economic Development Council (EDC) to perform an inventory of sites meeting the brownfields definition within the previously defined target area. The EDC is the economic development organization for Haines City that provides technical assistance to commercial and industrial clients, both new and existing. The EDC solicited feedback from the community when determining sites deemed highest priority. The inventory revealed 44 brownfields sites. The brownfields sites identified with highest demand for redevelopment include: nine vacant lots, seven manufacturing facilities, five citrus packing plants, three citrus groves, four municipal/institutional properties, four auto repair/service stations, four retail sites, two truck yards/parking lots, one warehouse, one trucking storage facility, one supermarket, and one service and repair facility. Three of these sites are situated directly across the street from residential areas and are within one block of Lake Tracy, the only natural spring fed lake in Haines City. The Citrus Avenue site is only separated from residential homes by a chain link fence and a narrow street. The houses across the street have small yards that cannot be used for exercise and have no sidewalks for safe alternative transportation. This severely limits the proportionately minority residents of the area. The North 8th Street property sits directly adjacent to St. Mark's Church where children often play on the property. There is no fencing to restrict access to this potentially contaminated site. The Hinson Avenue property is often used as a shortcut to gain faster access to the residential homes directly adjacent and across the street.

Common contaminants associated with these properties include: metals, (lead, arsenic, cadmium and chromium); polychlorinated biphenyls (PCBs); benzene, petroleum oils and fuels; and solvents/machining/cutting fluids. In addition, many of these facilities historically used

¹ U.S. Census Bureau. *American Community Survey, 2010-14.*

petroleum and other hazardous substances, which are significant health threats and have been known to cause cancer in humans if inhaled or exposed to over a period of time. Also, adverse effects of pesticide exposure from the citrus industry range from mild symptoms of dizziness and nausea to serious, long-term neurological, developmental and reproductive disorders.² The following table details five sites, including their redevelopment potential, and health and environmental vulnerabilities.

Brownfield Sites

Sites	Contaminants of Concern and Potential Redevelopment
1011 Citrus Avenue	Site: Former citrus plant Redevelopment potential: has commercial and manufacturing redevelopment potential due to its location on railroad tracks, with rail access into site. Needs to be addressed due to its proximity to Lake Tracy (0.57 miles) and the dozens of low-income residences directly across the street. Environmental and health concerns: volatile organic compounds (VOCs), arsenic, copper, pesticides, herbicides, and insecticides. ³
121 North 8 th Street	Site: former printing company Redevelopment potential: interest from St. Mark's Episcopal Church but concerns over perceived contamination need to be addressed first. Environmental and health concerns: trichloroethylene (TCE), methyl ethyl ketone (MEK), xylene, and toluene ⁴
303 Hinson Avenue	Site: former paint and body shop Redevelopment potential: located on a busy roadway, 5,545 sq. ft. building. Concerns: located approximately 1,058 ft. from Lake Tracy and in located in close proximity to residences. Environmental and health concerns: TCE, benzene, ethylbenzene, toluene, xylenes, MEK, and VOCs, and metals (lead, aluminum, chromium)
1603 Grove Avenue	Site: Former citrus plant Redevelopment potential: Site comprises a total of 21.69 acres, 12.49 acres, with a 85,607 sq. ft. Warehouse, zoned as light Industrial. As well as a 9.2 vacant acres, zoned as R-2 -Single Family Residential Development Tract. Environmental/health concerns: Close proximity to Lake Tracy, a neighborhood full of single family homes is touching the property. This property is also located in the City's Community Redevelopment Area. Environmental and health concerns: VOCs, arsenic, carbon tetrachloride, ethylene dibromide, copper, and pesticides, herbicides, and insecticides. ⁵
35379 Highway 27	Site: Former gas station Redevelopment potential: has high redevelopment potential due to its central location downtown. Directly across from the police station and highly visible Environmental and health concerns: VOCs, PAHs, metals including lead, cadmium, chromium
Health Effects of Contaminants	Tumors (TCE), Conjunctival irritation, nose and throat discomfort (VOCs), damages nervous system (lead), damages reproductive system (lead, aluminum), neurological damage (carbon tetrachloride, chromium, benzene, toluene, xylene), kidney and liver damage (carbon tetrachloride, TCE, toluene, xylenes) low birth weight (benzene, carbon tetrachloride) ⁶

Environmental problems, poverty, and insufficient access to adequate health care or fresh food options are major issues negatively impacting health and wellness of families within particular identified areas of Haines City. Three of the sites detailed above are large areas, and due to their size and central location, could be a strong catalyst for redevelopment in the downtown area which would aid in environmental and economic improvements for our residents. The overarching goal of the City's brownfields program is to improve economic opportunities and environmental integrity within Haines City by not only assessing contaminated sites, but utilizing redevelopment as a catalyst to quantify and mitigate environmental impacts within these areas and to implement best management practices throughout the redevelopment process.

1.b.i Welfare Impacts: A benefit to the health and welfare of the community will ultimately be the redevelopment of deteriorating structures into mixed use commercial and residential development. Having active businesses in place generally helps reduce crime through

² <http://www.epa.gov/pesticides/factsheets/kidpesticide.htm>

³ The Pesticide Formulating Industry (EPA 625-7-90-004)

⁴ <http://www.epa.gov/reg3hscd/bf-lr/regional/industry/print.htm>

⁵ The Pesticide Formulating Industry (EPA 625-7-90-004)

⁶ <http://www.atsdr.cdc.gov/toxfags>

additional lighting and traffic that comes with the redeveloped businesses. Having properties redeveloped into commercial businesses like stores, restaurants, and banks helps reduce the burden on lower income residents through a reduction of their travel time and transportation costs to reach these services. Since there is a higher concentration of minority and sensitive populations in the target areas, redevelopment would create better access to fresh food options, medical care, and other basic needs for these residents. Also, these populations are at a greater risk of feeling the negative effects of contamination issues. Crime rates are higher than average due to several of the sites being vacant, and these sites more often serve as a catalyst for criminal activity. Several of the properties have been burglarized and left completely exposed and ripe for other incidents to occur (neighborhoodscout.com). The National Vacant Properties Campaign financed by EPA has noted that vacant and abandoned properties have the highest correlation to the incidents of crimes. Crime rates on blocks with abandoned properties were twice as high as rates on matched blocks without vacant properties. In addition to criminal activity, many children in the target areas use these abandoned areas to play since they are directly beside or across the street from homes, exposing them to unknown contaminants when disturbing the soil. There are very few sidewalks available along the **Downtown Highway 27 Corridor**, as compared to other areas within Haines City, for pedestrians. Children often are left to ride their bicycles in the street due to the lack of infrastructure available.

1.b.ii Cumulative Environmental Issues: Numerous other environmental risks are known to exist in the Haines City area in addition to risks identified in the preliminary brownfields inventory. These include one known Superfund site, 65 underground storage tank (UST) and spill sites, numerous hazardous waste generators, as well as the numerous lakes, canals and other bodies of water within and near Haines City believed to be impacted by runoff from these sites. There are four major lakes in Haines City: Lake Tracy, Lake Eva, Lake Elsie, and Lake Hamilton. The Surficial Floridian Aquifer percolation works its way south from the Haines City drainage canal with 70% of the water flow moving into the Peace Creek drainage canal which flows into the Peace River Headwaters which flows into Charlotte Harbor Estuary which is approximately 75 miles away. Approximately 30% of the water flows to the Lake Marion Creek which goes to Lake Marion to Lake Pierce and then to the Kissimmee River (Source: Southwest Florida Water Management District). The presence of numerous industries such as former print shops, citrus packing plants, gas stations and auto repair stations pose an environmental threat to the lakes, canals and other waterways within Haines City and the greater community. This can potentially have a correlation to the levels of contaminants found in the drinking water available to Haines City residents.

Data from the Southwest Florida Water Management District details that some of the lakes in Haines City have impairments with most having phosphorus nutrient issues (Source: Southern Water Use Caution Area Recovery Strategy, March 2006 Final Report, Southwest Florida Water Management District). In Haines City's 2013 Annual Drinking Water Quality Report, radium 226+228, uranium, copper, and lead were contaminants detected in the drinking water of the sensitive populations within the target areas and the surrounding Haines City community. According to the Florida Environmental Public Health Tracking portal, children born in Polk County and subsequently tested for lead poisoning prior to 36 months of age are 30.14% versus 24.31% of children tested in Florida. Furthermore, The Florida Department of Environmental Protection conducted a Source Water Assessment in 2009. These results revealed 20 potential contamination sources due to: a dry cleaning facility (chlorinated solvents); petroleum storage tanks (VOCs); and an area of known groundwater contamination, all of which could potentially be attributed to the identified brownfield sites within the target areas. Also, according to the EPA's *My Environment* for Haines City, 51.6% of water quality monitoring stations contained metal, 16.8% contained polychlorinated biphenyls (PCBs), and 8.4% contained pesticides. Early life exposure to PCBs, dermal exposure, and food chain exposure are all in the "High Risk and Persistence" category. PCB's do not readily break down in the environment, and it binds strongly to soil. PCB's also accumulate in marine life at concentrations 1000's of times higher than in the environment. Health effects associated with this contaminant include liver and thyroid cancer. The potential environmental degradation in Haines City coupled with the large population of minority and low income citizens in the targeted area may present environmental justice concerns.

In addition, Haines City is situated between two areas of significant environmental concern: Green Swamp to the west and Lake Wales Ridge to the east. Green Swamp is a large system of wetlands, forests, and floodplains that exhibits an extremely high rate of groundwater recharge into the Floridan Aquifer and plays a major role in providing fresh water to central and western

⁷ <http://www.epa.gov/iris/subst/0294.htm>

Florida communities. The headwaters of five river systems are also located in Green Swamp. Green Swamp has been designated an Area of Critical State Concern by the Florida Legislature and is highly regulated against development activities that would negatively impact the recharge capacity or quality of the system. Lake Wales Ridge is a line of high sand ridges extending from Lake County to Highlands County with a high degree of endemism in species found only along the ridge. Much of the ridge has been developed for agriculture or urban uses, forcing native species onto isolated patches of preserved scrub. Most of these species are endangered and are found nowhere else on the planet.

1.b.iii Cumulative Public Health Impacts: Based on visual surveys and available information, activities at the identified brownfields properties involved a myriad of hazardous substances and petroleum products that may be impacting our environment and sensitive populations in the targeted area. These properties may pose a health risk to the community through potential exposure to contaminants formerly used at the facilities including VOCs, semi-volatile organic compounds (SVOCs), heavy metals, herbicides, and pesticides. According to the *Florida Annual Cancer Data System, 2011 Age-Adjusted Incidence Rate*, Polk County residents' cancer rates are significantly higher than state rates: lung and bronchus (72.2% vs. 61.3%), prostate (129.0 vs. 111.8), colorectal (42.6 vs. 38.3), bladder (22.3 vs. 19.2) and melanoma (32.5 vs. 23.9). In experimental rodent studies, mice that were administered TCE developed tumors (cancer) of the lungs, kidney, liver and testes.⁸ TCE is a contaminant of concern at several of the City's brownfields properties. Another chlorinated solvent, suspected to be present is carbon tetrachloride. Carbon tetrachloride moves easily into groundwater, and can quickly contaminate drinking water sources. This solvent is known to cause kidney, liver and central nervous system damage.

According to floridatracking.com, the age-adjusted rate of asthma hospitalizations per 10,000 for Polk County for 2013 is 21.37, notably higher than the state rate of 14.63. Pesticides exposure is also having a proven negative impact on the community. The former citrus groves throughout the City may be having a drastic effect on our community's health. The *pesticide exposure with a health effect rate* per 100,000 is 7.10 for Polk County, and 5.44 for the State of Florida.⁹ Furthermore, 24.48% of adults in Polk County making under \$25,000 a year had to reduce or change their outdoor activity because their air quality was poor. For adults making \$25,000-49,999, only 17.6% were affected by air quality.¹⁰ This statistic highlights how poverty can play a role in unequal environmental burdens, raising environmental justice concerns. Several of the potential brownfields sites are directly beside or across the street from residential areas, where poverty rates are higher than national averages. In addition mold, lead based paint, and asbestos are reasonably anticipated to be present in the older, deteriorating structures that were built prior to 1978. Health impacts are of concern for all members of the community that are or are potentially exposed to contaminants. However, it is widely acknowledged that "sensitive populations" are at a greater risk for serious health impacts. Sensitive populations include minorities, children, women of child-bearing age, and the elderly. 38.59% of Haines City residents speak English less than "very well" which further creates barriers to healthcare access.

1.c.i Economic Conditions: The economic conditions during the past several years has not been very favorable. The economy has greatly challenged Haines City where government operating revenues have been flat or in decline. Since 2007, the City has been affected by the long and difficult economic downturn, as well as hurricanes and an outbreak of plant disease. Beginning in the 2005-2006 growing season, Haines City went from being the largest producer of citrus in the state to seeing a sharp decrease of over 17 million boxes of fruit. This decrease was mainly associated with a hurricane and an outbreak of citrus canker in Haines City. State law also requires total destruction of all infected citrus trees, and all other trees, even healthy, within a 30 foot radius which further impacted our largest export. The real estate market has struggled, with both residential and commercial property values deflated. Since 2009, as dependable resources eroded, Haines City has progressively worked to reform itself to continue to be able to provide quality service for its residents, business community, and customers. Property values have continued to decline, with a 3% decrease from 2012 to 2013. 26.29% of houses and apartments are currently vacant in Haines City, with an average of 8.9% for Florida and 12.47% for the U.S. The unemployment rate for Polk County was at its highest rate in over 25 years during the 2009 recession, and we are still slowly recovering. Businesses have also struggled to stay open, and according to HUD's Business Vacancies, 2014-Q4, 15.39% of businesses are vacant, and they stay closed an average of five years.

⁸ www.environmentalpollutioncenters.org

⁹ The Pesticide Formulating Industry (EPA 625-7-90-004)

¹⁰ <http://www.floridacharts.com/charts/Brfss/DataViewer.aspx?bid=31>

With the downturn of the economy, the City of Haines City has lost nearly 45% of the City's revenue due to the economic conditions that stemmed from the recession that began in 2008, a significant economic disruption within our community which resulted in a significant percentage loss of community jobs and tax base (See **Attachment 1, Regional Priorities/Other Factors Checklist**). Since FY 2009, the City's ad valorem tax revenues have declined in total by \$3 million and the City has attempted to absorb these losses by streamlining operations and delaying the purchase or construction of capital items. The Haines City 2015 per capita taxable values (\$38,782) are estimated to be 48.6% below the state average of \$75,467 (Florida Department of Revenue Ad Valorem Data, 2014 Florida Ad Valorem and Tax Data, <http://dor.myflorida.com/dor/property/resources/data.html>.) Over this same period of time the City has reduced staff by 13 full-time positions. The adopted budget for FY 2013 was reduced by 12% from FY 2012. The FY 2015 adopted budget is a 6.9% reduction from 2014. Haines City has most recently sought designation status as a Rural Economic Development Initiative (REDI) community, with qualifiers being low per capita income, low per capita taxable values, and high poverty levels. These economic realities have led to a significant shortage of financial resources to address brownfields sites in the Haines City area. Securing an EPA brownfields grant is crucial to leveraging other funds and improving the environmental landscape in our community.

1.c.ii Economic Effects of Brownfields: Overall, the City has seen a significant decrease in the economic factors since 2000 and without a major change, the declines will only continue. The reduced tax base, lost jobs and business opportunities, depressed property values, and ongoing costs to secure vacant properties all continue to contribute to the decline. Acts of nature such as freezes, hurricanes, and diseases (canker and greening) within the last decade have had significant adverse impacts on the citrus industry. The nationwide recession, business closures, and layoffs have all contributed to the sale or abandonment of citrus groves, which has had a domino effect on the Haines City economy. Businesses directly dependent on the citrus industry have been impacted by its decline, including packing houses, agriculture supply stores, agriculture support services, local restaurants, and shops. The target area residents live near former industrial areas. The overwhelming data is the number of children in poverty: 23.5% of families in poverty have children less than 5 years of age. A study entitled *The Well Being of Florida's Children - Is Our Future at Risk?* reveals the poverty rate among Florida's children has climbed 35% between 2006 and 2010, resulting in 1.8 million kids living in low-income households. In Polk County and Haines City, the population is growing but the poverty level continues to remain the same.

It is estimated that the population of Florida will rise from 19.3 million to 23.5 million by 2030, with many being retirees over the age of 65. Baby boomers are also beginning to shun traditional suburban lifestyles for a more urban setting, and the Florida population as a whole is aging faster (24.1%), meaning more elderly people are relocating to the state, than the national average of 18% (*ICSC Florida Retail Report*, Aug. 2013). We want to prepare our City for the future needs of our residents by offering a more vibrant economically viable downtown setting. The City believes that using the EPA Brownfields Grant as an investment into the community to address the blight by assessing the brownfields sites will help foster the revitalization of the community and lead to redevelopment successes, thus breaking this negative cycle. Redevelopment of brownfields will assist in improving blighted areas, making them more desirable to developers and businesses, which in turn will supply increased job opportunities, which ultimately provides a better environment in Haines City in which to live and work. Tax revenue is an important source of funding for the City, and we anticipate jobs being added which will directly impact the funding that we can designate to improving the quality of life for our residents.

2.a.i Project Description and Alignment with Revitalization Plans: The proposed brownfields assessment area focus is on commercial areas located along the Highway 27 Corridor and around the Downtown area. This area contains a disproportionate number of blighted and dilapidated properties and brownfield sites. This area is of interest for assessment due to the number of brownfield sites and as it includes, and is proximal to, areas where residents of our community have been hit hard by the economic decline. In addition, the City is looking to extend the downtown area past Lake Tracy so that the waterfront can be incorporated into the downtown area creating a vibrant destination for residents and visitors to enjoy. The City has developed strategic efforts to serve as a guide for implementation of several projects, including brownfields assessment and eventual remediation where needed. The assessment grant coincides with several of the objectives set forth in the City's long term strategic plan, known as the Haines City Growth Management Plan (HCGMP). Haines City created an infill Master Plan which includes potential redevelopment strategies that will utilize and reuse existing infrastructure as much as possible with the target areas to save resources and reduce costs to redevelopment, which perfectly aligns with a brownfields assessment grant since numerous properties in the target area have potential or perceived contamination. This goal of the HCGMP

also closely aligns with the EPA's Goal 3, Objective 3.1, Promoting Sustainable and Livable Communities, since we intend to restore our community by through assessment and cleanup of our existing infrastructure by utilizing assessment funding.

The conservation section of the HCGMP, which addresses topics such as mapping future land use, wetlands, floodplains, and aquifer recharge, also contains a section addressing hazardous wastes. In particular, Objective 4.1.14, entitled "*Implement Safe Disposal of Hazardous and Bio-Hazardous Materials Programs*" addresses this topic. Obtaining the brownfields grant will assist in the implementation of this objective by identifying those areas that contain hazardous and bio-hazardous materials. Haines City created the Downtown Redevelopment Plan (DRP) which serves as the basis for land acquisition, demolition, and other similar programs. By obtaining the assessment grant, the City will be able to continue to implement the goals, objectives and policies of the DRP directly through the redevelopment of identified brownfield properties.

Parking lots and dependence on vehicles are being replaced with convenient access to transit, and mixed-use structures that are well planned and designed. Large lot suburban housing and long commutes are being replaced with walkable communities with dense housing stock that is located closer to the urban core, with increased access to public transportation. The potential strategies for redevelopment in the Haines City Area integrate design, connectivity, infrastructure and transportation to shape the growth of the community. Energy Efficiency and Conservation Block Grant funding from the Department of Energy (DOE) is currently being used to conduct marketing analysis and economic development research with a focus on enhancing sustainability of the area. This will assist in neighborhood revitalization efforts by developing a Master Plan that focuses on energy efficiency and fossil fuel emission reduction through pedestrian-friendly physical improvements. Brownfield projects cleanup contamination, create a safer environment to live in, and promote the growing sustainable development economic sector which can provide higher paying jobs. These projects have circular benefits to the community: by using green technologies in the redevelopment of brownfield sites, projects create demand for workers familiar with these technologies.

For the last five years, Haines City civic leaders have sought to transform the area into a pedestrian-friendly shopping area based on the "town center" concept, which this grant will help accomplish by freeing up centrally located downtown properties. Another benefit will be the improvement to the quality of life for residents living near the brownfields areas. The redevelopment of the brownfields into sustainable businesses would create more local jobs and lessen the distance that residents would have to travel to work as well as to obtain goods and services. This reduction in travel time will also reduce the carbon footprint of the Haines City area. Also, providing more affordable housing options for residents as sites are redeveloped is a critical goal for Haines City. Our plan is to transform at least two of the sites into affordable apartment spaces. Through these efforts, Haines City plans on protecting the natural beauty and environment in the City for the further generations to enjoy.

2.a.ii Timing and Implementation: Haines City has successfully managed many previous grants and will use this knowledge to assist with the management of this grant, and is ready to begin work immediately upon the award of grant funding. The brownfields grant will be managed by Mr. David Johnson, Assistant to the City Manager. The City plans on using the grant funds to conduct approximately 20 Phase I Environmental Site Assessments (ESAs) (ten petroleum and ten hazardous), and six Phase II ESAs (three petroleum and three hazardous), and cleanup planning. Upon award of the grant, the City will issue a Request for Qualifications (RFQ) within 30 days in order to select a qualified environmental consultant to assist with implementation of the grant. The City will select a firm based on qualifications using standard City procurement processes for professional services, and then negotiate acceptable fees for completion of contracted tasks. Haines City's procurement process is based on competitive bids advertised through DemandStar. All proposals are evaluated by the Evaluation and Recommendation Committee (ERC) and the top candidate is recommended and approved by the City Commission. The ERC is comprised of several departments, including the Finance department, Community Development, Community Redevelopment Agency, and Planning. The City will have a firm contracted within 70 days of grant award. City personnel will attend EPA training sessions as applicable to increase our knowledge on brownfields. Community engagement sessions will be held to involve the community in the process. Emphasis will then be placed on refining a site inventory list and prioritizing sites for assessment. Property ownership will be determined on each site and access obtained. Phase I and II ESAs will then be conducted on prioritized sites and entered into the EPA Assessment Cleanup Redevelopment Exchange System (ACRES) database. The City will provide work plans, quarterly and annual reports, and other required documentation at the schedule set by the EPA, and will attempt to utilize 35% of

the grant award within the first 18 months of the grant period and fully utilize the funds for allowable activities within the three year grant period.

Haines City is working to create a Brownfields Advisory Committee (BAC) to facilitate open communication between the City, EDC, and community citizens to gain feedback on brownfields site input, selection process, and provide ongoing updates, and will solicit input from the BAC and the community to establish sites with the most community and public interest. Working with the EDC, an initial inventory of the existing brownfields sites has been created, and site selection will be finalized with the input of the BAC. Properties identified will be initially screened to determine the potential for the property to meet the definition of a brownfields site based on historical property uses, site access, eligibility criteria as well as public health and safety concerns and potential for reuse.

The City will actively solicit input from project partners, community stakeholders, and citizens in the affected area for ongoing site selection updates. The City will create a site prioritization ranking matrix with weighted criteria for potential brownfields sites. Final site selection will be determined by highest potential contamination based on historical use, threat to the environment, distance from residential areas, potential for redevelopment, and ability to gain site access. As previously identified, five sites have already been selected based on the greatest perceived environmental threat and immediate redevelopment interest. The remaining sites will be heavily dependent on input from the community and from the BAC. We have already gained useful input from community citizens with ideas and positive support of our efforts to apply for this grant funding. Plans to distribute questionnaires to the public for the purpose of adding sites to the inventory that are important to the community and determining which of those sites are of the highest priority. Equitable development principles will be a part of the prioritization system and priority will be placed on the mitigation of brownfield site impacts upon environmental justice communities. Site selection will also be determined by ability to gain access agreements and we have begun the process of gathering owner details to make this process go more quickly once funding has been awarded. A few meetings have already occurred with owners to get verbal commitment of access in anticipation of the grant award. Due to the high number of identified properties, we will select another property if there any unforeseen delays in acquiring site access. All Phase I ESAs will adhere to the Federal AAI and ASTM standards.

2.b.i Task Descriptions: Task descriptions are provided below and include both petroleum and hazardous substances. Project activities for each item are listed below:

Task 1: Project Management and Reporting: The grant will be managed by a properly vetted environmental consultant with previous experience managing a brownfield program, along with the oversight of Haines City Community Development Staff. David Johnson, Assistant to the City Manager, will be appointed as the Haines City Brownfield Coordinator to monitor and oversee all activities conducted by the environmental consultant. Activities conducted under this task include compliance with USEPA reporting requirements, development of requests for proposals for engineering firms, management of the site assessment process, participation in the Florida Brownfields Redevelopment Program, managing brownfields related legal issues, assisting with site access negotiations for privately held property, and internal capacity building activities. The estimated contractual cost for programmatic services will be \$15,000 for hazardous substances and \$15,000 for petroleum sites. The following administrative tasks will be completed:

Contractor Procurement: The City will procure brownfields consulting services and environmental engineering services from experienced firms to carry out the tasks authorized under the EPA Assessment Grant. The City will comply with all State and Federal purchasing requirements and procedures. The City will also contract for program support activities. Programmatic support includes assistance in completing EPA Quarterly Reports, MBE/WBE reporting, EPA Assessment Cleanup Redevelopment Exchange System ACRES forms/updates, and the Final Performance Report. Other activities will include those necessary to maintain compliance with the EPA cooperative agreement terms and conditions.

Quarterly Reporting: The City will ensure that qualified environmental consultant will submit quarterly progress reports which are due 30 days after the end of each Federal fiscal quarter. The City will report on any additionally required quarterly report information including assessment start dates and jobs leverage, or as otherwise noted in the agreement terms and conditions for specific reporting elements.

ACRES Property Profile Form: The City will ensure the environmental consultant submits and maintains property specific information via the on-line ACRES database. The information in the quarterly report will correlate with the information in ACRES. Relevant portions of the database will be updated for each property when the following occur: within 30 days of the selection of the assessment properties; completion of Phase I ESAs; completion of Phase II ESAs and Analysis of Brownfields Cleanup Alternatives (ABCAs); and at the Completion of the Grant.

Final Performance Report: The City's Final Quarterly Report will become the Final Performance Report. It will be submitted to the EPA Project Officer within 90 calendar days after the expiration of the award, shall generally contain the same information as in the Quarterly Progress Reports, and will ensure that copies of all site documents covering the entire project period have been provided to EPA, including photos of the assessment sites. In addition, the Final Performance Report will specifically address lessons learned during the project both by the City and contractor(s) in implementing the assessment grant as well as successes achieved. Specific **outputs** include the number of brownfield sites identified, site prioritization ranking, and the number of entries into the ACRES database. Project specific **outcomes** include: the number of conferences attended and number of reports submitted to EPA.

We have designated David Johnson and Richard Greenwood to attend the New Grantees Meeting and two National Brownfield conferences to learn more about brownfield related issues and learn successful ways to manage brownfields funding. We expect that the cost to attend the three conferences will be \$2,000 per conference, which equals \$6,000 total. Conference 1 - New Grantees – Flight @ \$500 x 2 attendees = \$1,000, hotel for 2 nights for 2 people (\$200/night x 2) = \$800, per diem for 2 days and 2 attendees (\$50/day x 2) = \$200. The total estimated cost for all conference travel activities will be \$3,000 for each category (and split the travel cost in half between petroleum and hazardous substances).

Task 2: Community Outreach: Community outreach activities will include notification to residents of meetings(s), development and distribution of informational handouts and brochures, meetings with the community to hear concerns and obtain input for prioritizing sites for assessment, and providing education of the entire brownfields program and the potential benefits to the community. Haines City will conduct an additional education effort and quarterly public outreach activities in the surrounding community using in-house staff with assistance from the selected contractor via quarterly meetings. During these quarterly meetings, the City will invite area residents to have an opportunity to voice their concerns and will learn about the health risks of the brownfield sites and the cleanup methods to be employed as well as be kept informed as to the progress and status of the grant and brownfield redevelopment activities. Meeting agendas and handouts will be available offline and via the city website and Facebook pages. These meetings will coincide with status updates outlining the activities completed and remaining to be funded under the grant, and will be held in multiple venues and varying times throughout Haines City to give everyone an opportunity to participate. All meetings will be posted in local newspapers as well as on the City website and Facebook page. Haines City and the BAC will also hold a brownfields workshop involving City/County Commission members and staff; citizens, and elected and appointed officials from the community. Haines City will highlight current trends and opportunities in brownfields redevelopment and solicit feedback from community members. The workshop will focus on sustainable brownfields issues and emphasize what collaborations of local units of government are doing across the nation to creatively facilitate redevelopment, taxable investment, and job training in their communities.

The Brownfield Coordinator's role will also include the coordination of community outreach activities, and will assist the environmental contractor with community outreach strategies. The BAC will be comprised of community citizens, realtors, developers, bankers, key community leaders, and other stakeholders. We have identified five citizens who are interested in forming the BAC, and we have begun the process of making this a reality with the interested citizens. The estimated contractual cost for these activities is \$2,000 for hazardous sites and \$2,000 for petroleum sites, which includes the proper use of a qualified environmental consultant previously vetted based on City and EPA guidelines. This funding will also cover costs associated with preparing, printing, and disseminating meeting materials, and mailing marketing and site information as needed. Costs associated with outreach materials is \$900 (\$300/year x 3), including flyers, maps, and handouts. The estimated cost is \$900 for hazardous substances and \$900 for petroleum. The total estimated cost for all community outreach activities will be \$2,900 for each category (and split the travel cost in half between petroleum and hazardous substances).

Specific **outputs** include: number of sites identified and prioritized, number of community meetings to be held, how many citizens attend the meetings, and how many informational packets are distributed to the community. **Outcomes** of this task will include: long term education and potential identification of developers for future brownfield site reuse.

Task 3: Phase I ESA Activities: Activities to be conducted include the performance of Phase I ESAs on hazardous substance and petroleum properties with a majority of the emphasis on the sites identified in preliminary inventory previously conducted by the EDC. Out of the 44 potential brownfield sites identified in the preliminary inventory, an estimated 20 of these will have Phase I ESAs performed. These Phase I ESAs will be performed in accordance with EPA's All Appropriate

Inquiry Rule and ASTM E1527-13, Standard Practice for Environmental Assessments, Phase I Environmental Site Process. An electronic Property Profile Form will also be completed for each property for which a Phase I ESA has been conducted. The City will comply with applicable requirements under the Endangered Species Act and National Historic Preservation Act of 1966 (NHPA). As required, the City will screen sites for any threatened or endangered species or habitat which may be affected by redevelopment efforts. The City will seek guidance from the EPA Project Officer concerning the applicability of these requirements on a case by case basis. We anticipate half of the Phase I ESAs will be conducted on petroleum sites and the other half on hazardous sites, with \$70,000 total budgeted. The Phase I ESAs will be subcontracted to an appropriate, qualified environmental consulting firm that will have been vetted and selected through an open bid process. Specific **outputs** include: 20 Phase I ESAs completed and number of reports submitted to EPA. **Outcomes** for this task include: number of sites assessed, number of sites needing no further action, and number of sites that will need a Phase II ESA.

Task 4: Phase II ESA Assessment Activities: The Project is primarily focusing on Phase II assessments at 54% of the total cost (See **Attachment 1, Regional Priorities/Other Factors Checklist**). Phase II ESAs will be performed on the sites where recognized environmental conditions have been identified in the Phase I ESAs. Access agreements will be in place prior to conducting any activities. Prior to commencement of any Phase II ESA field work, a Quality Assurance Project Plan (QAPP) and a field Sampling and Analysis Plan (SAP) will be submitted to EPA for review and approval. Each SAP will include a site-specific Health and Safety Plan (HASP). All samples will be sent to a National Environmental laboratory Accreditation Program (NELAP) certified laboratory for analyses. It is estimated that six of the sites will need Phase II ESAs, approximately three on hazardous substance sites and three petroleum sites. These six sites will cost approximately \$27,000 each (including QAPPs) and, consequently, \$162,000 has been budgeted for Phase II ESAs. This cost will be split evenly between the budget for hazardous and petroleum sites, which equals \$81,000 for hazardous sites and \$81,000 for petroleum sites. Specific **outputs** include: 6 Phase II ESAs and the number of QAPPs, HASPs, and SAPs. **Outcomes** include: number of sites assessed and number of sites ready for reuse.

Task 5: Cleanup Planning: Cleanup planning involves conducting a feasibility study of remedial options and estimating cleanup costs based on a specific or various redevelopment scenarios for the sites where Phase II ESAs were conducted. We are anticipating an estimated cost of \$3,500 per site for an Analysis of Brownfield Cleanup Alternative (ABCA) that will be completed at one site for petroleum and one site for hazardous substances and will include two remedial action plans (RAPs) at approximately \$2,500 each (one RAP for hazardous substances and one RAP for a petroleum site) and two Cleanup Cost Estimates at an approximate price of \$550 each (one cost estimate for hazardous substances and one cost estimate for a petroleum site) for a total of \$13,100 for petroleum and \$13,100 for hazardous sites. The majority of this task will be conducted by the environmental consultant. Existing economic development plans and public input through the community involvement process will be used to determine future uses of prospective redevelopment sites. Specific **outputs** include: two ABCAs, two RAPs, and two Cleanup Cost Estimates developed. **Outcomes** for this task include: number of acres of sites that are redeveloped and number of new jobs created.

2.b.ii Budget Table: Because the Assessment Grant is only for a 3 year non-recurring period and because future Assessment Grants to the Coalition from EPA cannot be guaranteed, The Coalition has elected not to budget any Personnel costs. All in-house staff hours will be in-kind in nature in an effort to make brownfield redevelopment a part of day-to-day ongoing operations. The project is primarily focusing on Phase II assessments. Costs for each of the tasks described above for petroleum and hazardous substances are summarized in the following tables:

Budget Categories (Programmatic costs only)	Petroleum					Total
	(Task 1) Project Management and Reporting	(Task 2) Community Outreach	(Task 3) Phase I ESAs	(Task 4) Phase II ESAs	(Task 5) Cleanup Planning	
Personnel						
Travel	\$3,000					\$3,000
Equipment						
Supplies		\$900				\$900
Contractual	\$15,000	\$2,000	\$35,000	\$81,000	\$13,100	\$146,100
Total	\$18,000	\$2,900	\$35,000	\$81,000	\$13,100	\$150,000

Budget Categories (Programmatic costs only)	Hazardous					Total
	(Task 1) Project Management and Reporting	(Task 2) Community Outreach	(Task 3) Phase I ESAs	(Task 4) Phase II ESAs	(Task 5) Cleanup Planning	
Personnel						
Travel	\$3,000					\$3,000
Equipment						
Supplies		\$900				\$900
Contractual	\$18,000	\$2,000	\$35,000	\$81,000	\$13,100	\$146,100
Total	\$15,000	\$2,900	\$35,000	\$81,000	\$13,100	\$150,000

2.c Ability to Leverage: Financial mechanisms and community efforts are currently in place that would directly benefit the successful revitalization of properties assessed through funding offered by the EPA, thus greatly increasing the opportunity for rapid and sustained success in our revitalization efforts. Other potential funding mechanisms are available depending on information obtained through assessment of the identified properties. Furthermore, there is a tremendous opportunity to leverage existing funding that has been generated through local redevelopment efforts as well as other federal funds currently in place. Furthermore, there is a tremendous opportunity to leverage existing funding that has been generated through local redevelopment efforts as well as other federal funds currently in place. Opportunities to leverage EPA provided funding include Community Block Development Grants, Transportation Grants, the Business Incentive Program, and private donations from foundations and individuals. Haines City will work in close cooperation with the EDC to identify projects and assemble predevelopment and development cost estimates. This will include arranging and participating in meetings with each group as well as planning and organizing meetings to obtain input on brownfields related issues from citizens.

Over the past several years, the City has taken proactive steps to revitalize the community, with much of the cost coming through leveraged funding. Through careful design and championing a desire to preserve, reuse, and realize the highest and best use of public land for the community, the City saw a unique opportunity at the existing Lake Eva park site to achieve this mission by updating existing facilities and redeveloping this centrally located public land, much of which was being underutilized or consumed by non-essential roadways. The City also envisioned economic development possibilities at this site to develop a Band Shell to provide space for City events and a regionally significant Banquet Hall that could take advantage of the park's location along the shores of Lake Eva and with access from nearby downtown. This project began several years ago with the collaboration of the City of Haines City, the Haines City Commission, the Haines City Parks and Recreation Committee, the Haines City Community Development Agency (CRA), the Haines City Economic Development Council (EDC), and local residents. The redevelopment of Lake Eva Park has significantly enhanced the social, environmental, and economic sustainability of Haines City. Several new restaurants and stores have opened, and visitors as well as residents are once again visiting downtown Haines City. Funding will also be pursued from the appropriate sources based on the specific projects that emerge.

- The Community Redevelopment Agency (CRA) has an established tax increment funding (TIF) structures whereby newly generated tax revenue realized from new development can serve as a revenue stream for project bonding or for capital improvements. Also, the City of Haines City pledges to leverage up to \$5,000 of the brownfield funding with in-kind funds through use of city personnel, materials, and equipment on brownfield projects.
- The Florida Legislature has also created the Voluntary Cleanup Tax Credit (VCTC) to encourage participants to conduct voluntary cleanup of brownfield sites in designated brownfield areas. The VCTC provides for a tax credit of 50% of the remediation costs incurred per year. Should the City of Haines City be able to cover all or part of the remediation of the site through the use of capital funds or tax increment financing, the remediation tax credits are transferable, thus providing for additional mechanisms to entice developers to the assessed brownfield sites.
- The State of Florida also offers the Brownfield Redevelopment Bonus Refund for businesses that locate in brownfield areas to encourage brownfield redevelopment and job creation. Approved applicants receive tax refunds of up to \$2,500 for each job created.
- The target area is also located in the City's CRA, which will allow the area to benefit from economic incentives.

3.a.i Community Involvement Plan: The efforts and plans for communicating the progress of the brownfields program to the citizens and stakeholders are in place in Haines City. Several community outreach meetings have already been held since 2011 to promote the

brownfields initiative. Citizens and businesses had an opportunity to learn about the Brownfields Redevelopment Program and offer their views into how to redevelop the Haines City area. The most recent community outreach meeting was held on December 15, 2016. Haines City plans to continuously engage the citizens, community organizations, and businesses in the community regarding input in site selection, and community progress through the BAC. The City realizes that a successful brownfields program cannot occur without heavy community support and involvement and we are working hard to implement this process. The discussion will also detail the future plans and look at other EPA brownfields programs in addition to the assessment and clean up grants. A translator will be available at the workshops to meet any non-English speaking needs, and Google translate will also be made available which can decipher up to 53 languages. To provide updates on the progress of the program, the City will conduct a "road update" making the rounds of local community based organizations and securing a speaker's spot or a 5 minute update spot at their meetings. Visioning exercises will be implemented in order to reach consensus on several of the key issues for the Haines City area. Community organizations that we have partnered with have committed to assisting with community outreach and education to identify additional sites for investigation and inform and solicit input from community members.

3.a.ii Communicating Progress: The EDC and BAC, along with other key partners, plan to host a Redevelopment Workshop with interactive activities to help residents and business owners learn more about bringing positive changes to Haines City. Topics that will be discussed include meeting the needs of business owners and developers, clean water, transportation opportunities, and other items that effect redevelopment of the community. Haines City will continue to communicate through holding community meetings through the Brownfields Redevelopment Task Force and post updated news on the progress of brownfields sites and participation in meetings at the City Hall, the Haines City EDC, the Haines City Main Street and the Haines City Chamber of Commerce. The City plans to prepare fact sheets to help educate the public about what brownfields are and to educate the public on the progress of redevelopment activities in the Haines City area with the assistance of local community organizations. Haines City will post updates on the brownfields progress on the City's website, Haines City EDC website and Facebook. All communication will include an opportunity for feedback, including a phone number and/or email to contact for assistance. All feedback will be diligently evaluated and addressed by contacting the concerned party to discuss and/all issues and, adapting the work plan when appropriate and possible. Haines City will provide all materials produced in English, Spanish, and any other language request that we receive, and ensure that a certified translator is available and the City will include a phone number and/or e-mail for assistance. In addition, the City will make all grant documents available for public review in a document repository that will be housed in the City Manager's office at City Hall.

3.b Partnerships with Government Agencies: The project's success will be achieved with assistance from established partnerships with several agencies as outlined below:

3.b.i Local/State/Tribal Environmental Authority: The Florida Department of Environmental Protection (FDEP): Haines City will depend upon FDEP's advice and review of assessment and cleanup planning activities. The City will work closely with the Southwest District Brownfields Coordinator for QAPPs, HASPs, etc., prior to the initiation of any field activities. The City will also encourage developers to enter the FDEP Brownfields Program to take advantage of the limitation of liability and tax incentives they offer.

3.b.ii Other Governmental Partnerships: Environmental Protection Agency (EPA): The brownfields program provides much needed resources and support to communities threatened by contamination from brownfields sites. Haines City is eager to team up with the EPA to collaborate on this assessment grant and will work hard to ensure that all process and work is the highest quality. Haines City's plans to fulfill the EPA's Region 4 Priority of "Assistance to Communities that Have Limited In-House Capacity to Manage Brownfields Projects" through the partnership that we have with the FDEP and EPA. Haines City will seek guidance for report and contract review, management, site selection, and other activities throughout the grant period. Haines City understands that the EPA and FDEP has the expertise and thorough understanding of the brownfield program, and looks forward to working together for the improvement of our City.

Heart of Florida Regional Medical Center: A regional healthcare facility that pledges to participate on any project committees and offer expertise on health related issues, including the BAC.

Career Source Polk: This entity will provide their support and collaboration in helping current businesses and new employers with their workforce training needs. In addition, Career Source will sit on committees to provide workforce related guidance and views.

3.c Partnerships with Community Organizations: Haines City will gain the help from their community based organizations which are nonprofit groups that work at a local level to improve life for the Haines City residents. They all build equality across society in all streams -

health care, environment, quality of education, access to technology, and information for the disabled, to name but a few.

3.c.i Community Organization Description and Role: Florida Brownfields Association

(FBA): a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of brownfields in Florida. The FBA will provide technical assistance and will assist with public outreach and marketing, by participating in public meetings or assisting with educational presentations and assist with location potential brownfield sites. The FBA is also willing to serve on advisory boards or committees that are developed as a result of this grant.

Haines City Economic Development Council: Formed as a 501C-6 public I private not-for-profit organization in 2002, they have worked in a continual process of making Haines City more economically sound and have forged partnerships that help meet the challenges. They seek investment from diversity of sectors, including industry, communities, education, finance, agriculture, investment, government, and public interest groups. The EDC will provide expertise in addressing specific sites, application assistance, and project management assistance.

Florida Association of Environmental Professionals (FAEP): This organization is a non-profit organization that provides environmental planning, research, and management for the state of Florida. FAEP is pledging their support by providing educational information about grant activities and provide experts in the brownfields area as needed to their over 800 member roster.

Haines City Area Chamber of Commerce: The Chamber pledges to assist the City by educating Haines City residents on the benefits of the brownfield grant and what it can offer to the area.

Central Florida Development Council: The economic development agency for Polk County. CFDC pledges their support to advertise employment opportunities as a result of brownfields funding and coordinate training that may be needed for new jobs.

Haines City Parks and Recreation: The department is pledging to offer the City's recreation centers for meeting spaces and offer expertise on the technicalities of parks for committees and outreach.

Polk County Board of County Commissioners: The Commission is an important economic partner with Haines City and pledges their support and continued collaboration with redevelopment activities throughout the City. The Board will hold public hearings to ensure that all socio-economic groups will be represented for grant funding.

CenterState Bank: CenterState Bank is small business located in Haines City and is interested in offering their support to help in the redevelopment of our area.

3.c.ii Letters of Commitment: Please see Attachment 3.

3.d Partnerships with Workforce Development Programs: Haines City will work to promote local hiring for opportunities associated with assessment, cleanup, or redevelopment of brownfields sites within the city. The City will inquire of contractors and developers of any upcoming opportunities on a regular basis and will post these opportunities on the city website. The Haines City Economic Development Council currently utilizes the state of Florida's Quick Response Training (QRT) program. In addition, the City maintains a partnership with CareerSource Polk, a non-profit corporation that oversees workforce development resources for the citizens and businesses of Polk County. Our goal is to match members of the community with specific job opportunities arise related to the brownfield sites through CareerSource.

a Welfare, Environmental, and Public Health Benefits: The environmental benefits from redevelopment, and assessing and addressing perceived and actual environmental issues in Haines City will be the reductions of threats to human health and the environment that may have been caused by contaminated sites. The health and welfare of Haines City will be improved through this grant in a variety of ways. Addressing the contaminants present through a program of assessment and subsequent cleanup will substantially reduce the exposure to these contaminants. The community will become much more informed about the location, quantity, types of contaminants, and potential routes of exposure by first thoroughly assessing the sites within Haines City and then disseminating the information through community outreach activities under the EPA Brownfields Grant. The community will also benefit by having the extent of contamination identified so it can be cleaned up to eliminate future exposure to residents. In addition, Haines City has amazing natural resources, and is surrounded by lakes. Plans have been included in the HCGMP to include adding parks and more greenspaces so our residents can have more opportunities to take advantage of the beauty of our City. Addressing the brownfields sites that are within a short distance from the lakes would also allow our waterways that residents use for drinking water to be protected from further potential contamination. In correlation with assessing brownfield sites, the City of Haines City Water Conservation Program began a joint effort with Polk County to provide landscape and irrigation evaluations at no cost to residents. This is designed to help with water conservation efforts and reduce the impact to our environment.

Another benefit that we anticipate through grant funding is the redevelopment of an affordable housing structure in the downtown area. To help accomplish this, Haines City's Growth Management Plan, Policy 4.1.15.5 details how the City encourages participation in the following programs: US EPA's Energy Starr Buildings and Green Lights Program, US EPA's Pollution Prevention Program, US Green Building Council (LEED), and Florida Green Building Coalition (FGBC), and the National Industrial Competitiveness through Energy. This will allow for residents to take advantage of lower housing costs. To promote water conservation, the City requires that all new development and redevelopment utilize appropriate water conserving devices for plumbing.

4.b. Economic and Community Benefits: Brownfields redevelopment is imperative first for Haines City's economic survival, and is the catalyst for long term revitalization and growth in the future. Brownfields redevelopment will result in benefits for residents in impoverished neighborhoods, creation of job opportunities, improvement in the tax base, and preservation and enhancement of Haines City's existing greenspace, all of which will help the City meet its objectives of downtown and neighborhood revitalization. Meaningful redevelopment of underutilized and abandoned properties will create vital jobs for the community residents and is essential to the economic growth of the City that are within walking distance of the areas of our most vulnerable residents. Brownfields redevelopment will trigger reinvestment in the City's downtown district and surrounding residential neighborhoods. The environmental assessment of such properties will allow for an increased marketability of the properties to prospective purchasers and developers which will in turn create employment and increase City tax revenues. Haines City has embarked on a community-driven process to improve existing businesses and infrastructure and draw in new commercial and residential investment. Every new business that opens translates into new jobs, increased tax revenues, and increased revenues for other nearby businesses. Haines City seeks to maximize the use of vacant and underutilized land while generating new economic and housing activity and minimizing encroachment into environmentally sensitive lands. Haines City is also dedicated to invest time and resources into the Haines City community to help the community develop sustainable redevelopment strategies. Haines City and local community partnerships will help create livable urban infill neighborhoods.

With the abundant amount of lakefront, Haines City possesses fantastic recreational and leisure amenities that residents and visitors can benefit from, so having environmentally sound options for our community is critical. Many benefits will be brought to the Haines City community through the results of this commitment. All of the infrastructure such as utilities, water and roads are in place at the Brownfield sites. Reuse of brownfield properties will take advantage of this infrastructure, allowing communities to be more sustainable by reusing existing resources. Priority will be assigned to brownfields that offer infill opportunities. Infill also lessens the demand on other existing open space areas being lost to new development especially where existing regional or local plans show a need. Brownfields that foster greenspace or recreational opportunities for regional or local communities will be given consideration as appropriate. In addition, the City utilizes incentive programs such as, inverted rate structures, to encourage homeowners to conserve water. Much of the redevelopment can convert big box graveyards located in Haines City into a thriving seat of economic growth.

5.a Audit Findings: The City of Haines City has never received any adverse audit findings from an OMB circular A-133 audit and has never been subject to comply with "high risk" terms and conditions under OMB Circular A-102.

5.b Programmatic Capability: The City has extensive experience in grant management, including administration of multiple Federal grants, but also economic and community development, community planning, community relations, group facilitation, education and awareness programs, and environmental planning. Haines City understands the basics of the brownfields program process and has the management expertise to create, implement, and monitor a successful program. Haines City understands the importance of meeting all grant reporting requirements on schedule and that all designated project funds are expended only for grant eligible activities. The City has reviewed and is familiar with the requirements of the grant cooperative agreement and will ensure that agreements are signed and returned on a timely basis; contractors are selected using standard qualifications-based procurement procedures for professional services and fair and reasonable fees are negotiated; minority and disadvantaged businesses are solicited; quarterly and annual reports are prepared and submitted on schedule; all required information is entered into the ACRES database; 35% of funds are expended within the first 18 months; grant funds are used only for allowable purposes; and grant close-out documents are completed as required.

The City has competent and qualified staff to oversee grants. In addition to the qualified environmental consultant that will be selected, David Johnson, MPA, has been with Haines City

since 2015, and will be the primary person responsible for management of the assessment grant. Mr. Johnson obtained a Bachelor of Arts in Communications from Brigham Young University, and a Masters of Public Administration from the University of Utah. He brings a wealth of community relations and economic development knowledge with his years of experience in various local government leadership positions. Mr. Johnson's experience also includes community relations and outreach measures, and Mr. Johnson was responsible for implementing the "Taking it to the Streets" initiative, visiting over 600 homes and offering residents a chance to provide direct feedback to the City. To provide additional support and oversight, Richard Greenwood, AICP, the Director of Community Development, will serve as the alternate Project Manager. Mr. Greenwood has brought a wealth of knowledge to Haines City since 2001, and has over 39 years of experience in community development and redevelopment. Mr. Greenwood has a Bachelor's degree in Design. Previously before coming to Haines City, he was the CRA Director and Community Development Director for Kissimmee, Florida. Mr. Greenwood has extensive knowledge and background with Community Development Block Grants and has overseen downtown redevelopment projects in Kissimmee and Haines City with regards to streetscape and creation of parks. Mr. Greenwood is also the CRA Director for Haines City.

5.c Measuring Environmental Results: Anticipated Outputs and Outcomes: Haines City fully understands the level of EPA oversight in administering brownfield funding and will commit to keep EPA fully informed both during and after the grant period. To ensure timely completion of projects, Haines City created a spreadsheet to track projects including: site name and address, site contacts, meeting dates, deliverables, and consultant information (e.g. if a consultant/subconsultant is a DBE or part of an EPA training grant). Quarterly expenses are tracked in a separate spreadsheet to facilitate accurate reporting. Haines City retains records from each community outreach event including the event's invitation, sign-in sheet, agenda, and presentation summary. The presentations are also available to all community members that may be unable to attend. Outputs will be reported to our assigned EPA Project Officer formally via quarterly reports and the ACRES reporting system, and informally via email and phone calls. Haines City has built solid relationships with our Brownfield partners that extend beyond assessment activities to ensure that complete and accurate outcomes data is captured including the number of jobs created (during construction and in operation) and leveraged funding. Haines City will update ACRES with current information (e.g., jobs created, leveraging, acres assessed or readied for reuse, number of greenspaces created, and how the project minimizes hazardous substances exposure). Site reuse information such as programs/services offered, number of community members affected, and estimated economic impact will also be included.

5.d.ii.1 Purpose and Accomplishments: Haines City has never received an EPA brownfields grant. However, due to the City's past success administering federal grants and cooperative agreements, Haines City and its Community Development Department, along with the EDC, is well positioned to administer Brownfields Assessment Grants. The City has a solid history of meeting reporting requirements under federally funded assistance agreements of all sizes and scopes in the past years. The following are some of the examples of previous agreements that were successful and are doing great things in our city: 2010 - US Department of Housing and Urban Development Section 8 Housing Choice Vouchers - \$610,000; 2010 - State of Florida, Department of Community Affairs, Community Development Block Grant State of Florida, Department of Community Affairs, Community Development Block Grant - \$750,000; 2010 - US Environmental Protection Agency State of Florida, Department of Environmental Protection, ARRA - Capitalization Grants for Drinking Water - State Revolving Funds - \$2,462,413; 2010 - US Environmental Protection Agency State of Florida, Department of Environmental Protection, Capitalization Grants for Clean Water - State Revolving Funds - \$1,860,153; 2010- US Environmental Protection Agency - Southwest Florida Water Management District, Water Protection and Sustainability Program Trust Fund - \$748,400; FDOT District 1 Work Program for a Streetscape Project on 6th Street from Hinson Avenue to Wood Avenue; DOT Funding for Lake Eva Park trail.

5.d.ii.2 Compliance with Grant Requirements: The City has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for the past five years. This Award is given to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting. All reports have been completed timely, and all grant closeouts have been completed within the establish grant schedules and guidelines. In addition, Haines City staff, along with the appropriately identified environmental consultant, will review the assessment reports, feasibility studies, and other documents for technical adequacy and contractual compliance. Haines City and the EDC, along with the community partners will review all projects to determine readiness for assessment funds.

CITY OF HAINES CITY, FLORIDA
December 22, 2016

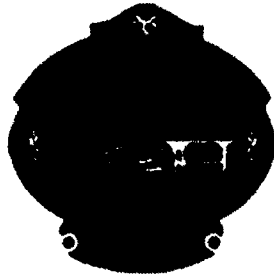
THRESHOLD CRITERIA

1. Applicant Eligibility: The grant applicant is the City of Haines City, Polk County, Florida. The City is eligible as a grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CFR Part 31.

2. Community Involvement:

The efforts and plans for communicating the progress of the brownfields program to the citizens and stakeholders are in place in Haines City. Several community outreach meetings have already been held since 2011 to promote the brownfields initiative. Citizens and businesses had an opportunity to learn about the Brownfields Redevelopment Program and offer their views into how to redevelop the Haines City area. The most recent community outreach meeting was held on December 15, 2016. Haines City plans to continuously engage the citizens, community organizations, and businesses in the community regarding input in site selection, and community progress through the BAC. The City realizes that a successful brownfields program cannot occur without heavy community support and involvement and we are working hard to implement this process. The discussion will also detail the future plans and look at other EPA brownfields programs in addition to the assessment and clean up grants. A translator will be available at the workshops to meet any non-English speaking needs, and Google translate will also be made available which can decipher up to 53 languages. The City will conduct a "road update" making the rounds of local community based organizations and securing a speaker's spot or a 5 minute update spot at their meetings that would provide the opportunity with the community based organizations on the progress of the brownfields program. Visioning exercises will be implemented in order to reach consensus on several of the key issues for the Haines City area. Community organizations that we have partnered with have committed to assisting with community outreach and education to identify additional sites for investigation and inform and solicit input from community members.

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HAINES CITY

December 15, 2016

BROWNFIELDS ASSESSMENT GRANT WORKSHOP

NAME

EMAIL ADDRESS

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Roy Tyler	roytyler50@gmail.com
Morris West	morriswest61@gmail.com
Ken Kipp	kkipp@hainescity.com

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

59-6000332

5a. Federal Entity Identifier:

59-6000332

5b. Federal Award Identifier:

59-6000332

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Haines City, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000332

*** c. Organizational DUNS:**

0732142230000

d. Address:

*** Street1:**

620 East Main Street

Street2:

*** City:**

Haines City

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

US: 33845

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

David

Middle Name:

*** Last Name:**

Johnson

Suffix:

Title: Assistant to the City Manager

Organizational Affiliation:

*** Telephone Number:** 863-421-9989 (Ext. 5116)

Fax Number:

*** Email:** djohnson@hainescity.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Haines City City Limits.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Haines City Community-wide Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



City of Eustis

R04-17-A-01

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

December 19, 2016

Atlanta Federal Center
Barbara Alfano
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

RE: Brownfield Community-wide Assessment Grant Application
RFP NO: EPA-OLEM-OBLR-16-08
City of Eustis, Florida

Dear Ms. Alfano,

The City of Eustis, Florida, is pleased to submit the enclosed application for an EPA Brownfields Community-wide Assessment Grant. The City of Eustis, is located in Lake County, Florida and has a population of 18,920. The focus of this grant will be on the downtown area of Eustis. Over the past two decades, the steady decline in agriculture led to the downfall of the citrus industry in Eustis. The downfall of the citrus industry resulted in the demise of numerous supporting businesses and industries. Most notably, in 2003 the Waterman Hospital relocated from downtown Eustis to Tavares, Florida. This move left a void in downtown Eustis and stimulated a trend of outward growth and inward decline. These declines have negatively impacted the people of Eustis, leaving residents in the target area with low food access, double-digit unemployment rates, and high rates of poverty. The City of Eustis has plans in place, via the *Downtown Plan* and our *Strategic Plan*. The vision is for the downtown waterfront area to be reinvented to contain improved, quality housing stock with a higher residential density of a vibrant urban center. These funds can assist in facilitating these efforts by jumpstarting these redevelopments, starting with the City's brownfields. The City of Eustis is thankful for the EPA's consideration of the application herein. Please feel free to contact Tom Carrino, at (352) 483-5435, if you have any additional questions.

Sincerely,

Ronald Neibert
City Manager

- a. Applicant Identification: City of Eustis, Florida
10 North Grove Street
P.O. Drawer 68
Eustis, FL 32727-0068
- b. Funding Requested:
 - i) Grant type: Assessment
 - ii) Assessment Grant Type: Community-wide
 - iii) Federal Funds Requested: \$300,000
 - iv) Contamination: \$150,000 for hazardous substances
\$150,000 for petroleum
- c. Location: City of Eustis
Lake County
Florida
- d. Not Applicable
- e. Contacts:
 - i) Project Director:
Mr. Tom Carrino
Economic Development Director
(352) 483-5435
carrinot@eustis.org
P.O. Box Drawer 68
Eustis, Florida 32727-0068
 - ii) Chief Executive:
Ronald Neibert
City Manager
(352) 483-5430
eustiscm@eustis.org
10 North Grove Street
P.O. Box Drawer 68
Eustis, FL 32727-0068
- f. Population
 - i) 18,920
 - ii) Not Applicable
 - iii) Not located in a county experiencing "persistent poverty"
- g. Regional Priorities/ Other Factors Checklist: Attachment A, B
- h. Letter from State Environmental Authority: Attachment C

1. Community Need**1.a. Target Area and Brownfields****1.a.i. Community and Target Area Descriptions**

The City of Eustis, located on the beautiful Lake Eustis in Lake County, Florida, was founded in late 1875 during the post-Civil War era when settlers were moving southward into Florida. Eustis is named after Abraham Eustis, a US Army Colonel who served during the early nineteenth century. The town was settled during the bustling age of steamboats, and served as a port for those travelling the St. Johns River to Sanford and Jacksonville. When the rise of rail travel led to the collapse of the steamboat industry, citrus farming became the major industry in Eustis. By the early 1900s, Eustis was known as the "Orange Capital of the World." Over the past twenty years, the steady decline in agriculture led to the downfall of the citrus industry in Eustis. Closed commercial and industrial operations associated with the industry have led to abandoned and vacant properties across the downtown area. Another big hit to the Eustis economy came in 2003 when the Florida Waterman Hospital pulled out of downtown Eustis and relocated to Tavares, Florida. The Florida Waterman Hospital was a major employer for Eustis residents and the loss of hundreds of jobs was a substantial misfortune to the city. These impacts were intensified when the hospital's departure led to the pullout of several other businesses associated with the hospital, such as supporting medical centers, doctors' offices, and restaurants. Rising unemployment, a reduced tax base, and an increase in the number of vacant properties have compounded the strain the City is facing. Additionally, there is a large amount of under-utilized properties and developers have been building further out of the city center along the main highways instead of utilizing the many available spaces in the downtown area, contributing to the rising urban sprawl.

The City of Eustis comprises 9.7 square miles, and has a population of 18,920 residents. The focus of this grant will be on the downtown area of Eustis. This includes the City's established Community Redevelopment Area (CRA), which is located in the northern downtown area. Two separate census tracts intersect in downtown Eustis and will be used to represent the Brownfield Target Area; 302.04 and 302.06. Located within the Target Area are numerous abandoned businesses including two abandoned gas stations, one abandoned dry cleaners, one former Auto Repair shop, several former medical facilities, and most notably the former Florida Waterman Hospital. The departure of Florida Waterman Hospital left a hole in downtown Eustis that the City has been desperately trying to fill.

1.a.ii. Demographic Information and Indicators of Need

The following tables display evidence of the Target Area's pervasive poverty and need. In the two census tracts included in the Target Area, the poverty rate exceeds national, state, and county percentages, with the poverty rates in Tract 302.04 nearly doubling (30.7%) and Tract 302.06 more than doubling (35.2%) the national rate (15.6%). This combined with a high minority population of 53.1% presents potential environmental justice issues. Percentages of children under 5 years of age, poverty rates in families with related children under 18 years, and poverty rates in families with a female householder and no husband present are similarly high. The median housing value is over \$100,000 less than the national average. Even more concerning, a quarter of the individuals in this tract are without any health insurance, leaving them vulnerable to health effects posed by the nearby brownfields. In each census tract unemployment is higher than average accompanied with lower than average median household and per capita incomes.

	CT 302.04	CT 302.06	Eustis	Lake County	Florida	U.S.
Persons under 5	6.2%	8.3%	6.1%	5.2%	5.6%	6.4%
Individuals over 65	16.8%	14.6%	22.6%	25.2%	18.2%	13.7%
Minority Population	16.9%	53.1%	24.5%	16.6%	23.8%	26.2%
No Insurance Coverage	22.4%	24.4%	17.5%	15.7%	19.6%	14.2%
Insured Population Receiving Medicaid	29.3%	37.8%	NA	18.4%	21.0%	20.8%
Households Receiving SNAP Benefits	22.9%	24.5%	NA	12.7%	14.3%	12.9%
Low Food Access*	58.3%	82.6%	NA	36.6%	26.9%	23.6%
Households with No Motor Vehicle	7.5%	15.9%	NA	5.6%	7.1%	9.1%
Population Lacking a High School Diploma	17.1%	20.1%	12.2%	13.1%	13.5%	13.7%
Population	3,915	4,173	18,920	305,010	19,361,762	314,107,084
Unemployment	15.1%	16.0%	11.9%	10.9%	10.9%	9.2%
Median Household Income	\$34,444	\$32,207	\$37,203	\$45,465	\$47,212	\$53,482
Per Capita Income	\$18,437	\$23,231	\$22,455	\$24,103	\$26,499	\$28,555
Median Housing Value	\$97,400	\$71,200	\$117,000	\$137,900	\$156,200	\$175,700
Poverty Rate	30.7%	35.2%	25.1%	14.3%	16.7%	15.6%
Poverty Rate in families with related children under 18 years	64.8%	62.8%	37.2%	18.7%	19.9%	18.1%
Poverty Rate in families with female householder, no husband present	31.7%	47.3%	34.9%	30.9%	29.2%	30.9%
Children Below 200% Federal Poverty Level	79.9%	79.3%	NA	48.0%	49.2%	44.2%

US Census Bureau, American Community Survey (2010-2014)

*US Department of Agriculture, Economic Research Service, USDA – Food Access Research Atlas. 2010. Source geography: Tract

1.a.iii. Brownfields and Their Impacts

In addition to the numerous economic and social difficulties the City of Eustis faces, there are also many environmental concerns. Many properties in the Target Area are vacant or deteriorating. A large number of these sites are on Bay Street, which runs along Lake Eustis through the downtown area. These sites have a direct impact to the City of Eustis. Revitalization efforts in the CRA have been hindered by the perception of contamination of these many properties. The proximity of these properties both to the waterfront and to the many residences interspersed through the area is a major cause for concern. The City of Eustis is interested in reclaiming these properties for live/work development.

A preliminary inventory of the City's Target Area produced 12 sites ranging from 0.25 acres to 5.5 acres in size. These sites include two abandoned gas stations, one abandoned dry cleaners, one former Auto Repair shop, several former medical facilities, and most notably the former Florida Waterman Hospital. More sites will be identified and prioritized through community outreach and meetings with realtors and stakeholders.

The Orange Avenue Former Service Station is located directly across the street from City Hall and has been abandoned for many years. It is strongly suspected that underground storage

tanks (USTs) exist on site. As such, petroleum products such as diesel, gasoline, heating oil, and other chemical products are a concern. There are several residential properties located adjacent to the property to the southeast, less than 150 feet away. There are additional residential properties to the southwest that are less than 400 feet away.

The Former Florida Waterman Hospital is one of the largest of the brownfield sites located within the Target Area. It comprises 4.8 vacant acres in downtown and the property has been vacant since the hospital left in 2003. An estimated 300 jobs were directly lost due to the closing of this hospital. There were three USTs located on the site and one above ground storage tank (AST). These tanks held emergency generator diesel and gasoline and there is strong community concern for potential contamination as groundwater flow runs east towards Lake Eustis and the property is less than 800 feet from the lakefront. Additionally, there is concern regarding hospital-related wastes such as: X-ray developers and fixers (which may contain reclaimable silver, glut aldehyde, hydroquinone, potassium bromide, sodium sulfite, sodium carbonate, thiosulfates, and potassium alum), infectious wastes, radiological wastes, biological wastes, disinfectants, beryllium, dental acids and other miscellaneous chemicals.

The 100 Hazzard Avenue Former Medical Facility was one of the many businesses that pulled out of Eustis after the Florida Waterman Hospital left. The lot comprises 1 acre and the building has remained vacant since the facility's closing, and is in the middle of the downtown area. It is less than 700 feet from the lakefront and is at risk for medical related wastes including: X-ray developers and fixers, infectious wastes, radiological wastes, biological wastes, disinfectants, beryllium, dental acids, and other miscellaneous chemicals.

The Grove Square Strip Center comprises 5.5 acres and is located in the downtown area of Eustis, in the midst of several residential buildings. Many of the businesses within the strip mall have been abandoned, and it is overall underutilized. Old strip-style shopping centers are notorious for having multiple, short-term tenants such as dry cleaners that made use of hazardous substances such as tetrachloroethene (PCE), trichloroethene (TCE), and Stoddard solvent.

There are several other brownfield sites scattered throughout the downtown area containing other possible petroleum and hazardous contaminants. Additionally, 75% of the Target Area is residential (such as Sharp's Mobile Park, which is located in the midst of the downtown area, comprised of six dozen mobile homes). Therefore many residents are at risk of the various dangers associated with brownfield properties.

The Brownfield properties in Eustis present a major concern for the Harris Chain of Lakes, Lake Eustis, and the general environment of the population of the city. Studies have been performed in the area that shows groundwater to be less than 5 feet deep in most of the bay front, and less than 19 feet deep throughout most of the city. This shallow water table allows for greater concentrations of contaminants to remain closer to the surface while generally migrating towards Lake Eustis. A few Phase II Environmental Site Assessments (ESAs) have been previously performed on some of the downtown properties like the Florida Waterman Hospital that have resulted in various contaminants being identified. Heavy metals, chlorinated solvents and petroleum constituents that gradually migrate into the lake can be ingested by the aquatic population, which in part may later be consumed by humans.

1.b. Welfare, Environmental, and Public Health Impacts**1.b.i. Welfare Impacts**

The Brownfields Target Area suffers heavy blight. The departure of the Florida Waterman Hospital left a void in the downtown area, leading to the departure of many other supporting businesses including doctor and dental offices, and restaurants. In the 13 years since the Hospital's departure, the downtown (Brownfield Target Area) has been steadily deteriorating. One of the major welfare issues Eustis faces is poor walkability coupled with a lack of public transportation. While there is public transportation between Eustis and surrounding cities, there is no public transportation available through the city itself. The few sidewalks through the Target Area have also deteriorated in the years since the Hospital's departure. Additionally, 7.5% of households in census tract 302.04 and 15.9% of households in census tract 302.06 have no motor vehicle making it difficult to travel to work in conditions of such poor walkability. This is higher than county, state, and national averages. This is not the only issue caused by lack of transportation and poor walkability. According to the USDA Food Access Research Atlas, 58.3% of people in census tract 302.04 and 82.6% of people in census tract 302.06 have low food access. With very few food options within walkable distance of households that have no motor vehicle, the people living in the Target Area face challenges related to food access. Furthermore, the rates of primary care physicians, dentists and federally qualified health centers are all lower than the state and national rates, according to the US Department of Health & Human Services, Health Resources and Services Administration. Conditions of blight and poor walkability coupled with a lack of local resources have a huge impact on the welfare of the sensitive populations living within the Target Area.

1.b.ii. Cumulative Environmental Issues

The City of Eustis recognized the need to address their environmental issues through a series of meetings with community stakeholders following an environmental assessment report produced by Universal Engineering Science, Inc. (UES). This report disclosed environmental threats (such as petroleum constituents and metals) to Lake Eustis and impediments to economic redevelopment of its business district, neighborhoods, and waterfront park. Lake Eustis is the City's biggest asset contributing to its future growth, economy, and a regional center for urban living. Lake Eustis covers approximately 7,800 acres and is part of the Harris Chain of Lakes. Lake Eustis has connections to three other lakes by: (1) the Dora Canal (which traverses a wetland) to Lake Dora; (2) the Dead River connects to Lake Harris; and (3) the Haynes Creek connects Lake Eustis to Lake Griffin. The 2015 Annual Water Quality Report for the City of Eustis reported the presence of contaminants such as arsenic, barium, beryllium, copper, lead, nickel, selenium, nitrates, chlorine, dalapon, haloacetic acids, and total trihalomethanes in the water supply. A storm water treatment grant application submitted by the City of Eustis stated that, "sediments, fertilizers, pesticides, herbicides, heavy metals, grease and oil, and floating debris" were all main sources of pollutants that were present within the basin that encompasses the City. Contaminants concentrated near the source can also pose a threat to residents through vapor intrusion into residences and workplaces. In addition, the shallow water table can pose a threat to construction workers through dermal contact and inhalation where contaminants are concentrated in source areas close to the surface.

Along with the brownfield sites listed in the previous section, there are also several industries located in the city that are contributing to the pollution. Cemex is a cement and concrete plant located just south of downtown. Typical contaminants associated with cement and concrete plants include diesel fuel, solvents, oil, and miscellaneous wastes. Eustis was also home to the Eustis Fruit Company, a former citrus packing plant. It is extremely likely a large volume of pesticides and fertilizers were used on these properties, leading to probable contamination of hazardous constituents such as DDT, dieldrin, arsenic, and cadmium. These carcinogens have staggering effects on health and the environment and can lead to skin diseases, cancer, diabetes, and kidney issues.

In addition to land and water pollution concerns, the City of Eustis and the Target Area are also at risk from air pollution. Bay Street/SR 19 is a major thoroughfare through the downtown area, resulting in high volumes of traffic through the Target Area and the city. To the south lies US Highway 441. Both of these roads are a major source of air pollution that can lead to increased rates of lung and bronchus cancer as well as cardiac and pulmonary mortality.

The City of Eustis also faces environmental justice concerns such as high indexes for lead paint, ozone, and diesel according to the US EPA EJSCREEN Report from 2016. Lead exposure can severely damage the brain and kidneys as well as cause miscarriages and damage organs responsible for sperm production.

1.b.iii. Cumulative Public Health Impacts

The Brownfield Target Area contains a high minority population and a high population of persons under age 5. These are considered sensitive populations, and are more susceptible to the harmful effects caused by environmental contamination. There are an especially high percentage of children living in poverty in the target area, with almost 80% of the children living more than 200% below the federal poverty level. These children are at risk for the various health effects associated with the possible contaminants located at the brownfield sites within the Target Area.

Eustis also suffers a high rate of lung and bronchus cancer, bladder cancer, leukemia, and non-Hodgkin's lymphoma. Lung and bronchus cancers are associated with polynuclear aromatic hydrocarbons (PAH) and benzene. These contaminants are constituents of the petroleum products common to gas stations. Bladder cancer can be caused x-radiation that can be associated with medical facility wastes. Leukemia and lymphoma can be caused by benzene (found in gasoline) and radiation.

According to the Centers for Medicare and Medicaid Services, there is also a high rate of heart disease, which can be caused by benzene and TCE. These contaminants are commonly found at gas stations and dry cleaners.

1.c. Financial Need

1.c.i. Economic Conditions

Award of the EPA assessment grant funding presents a much needed component to establishing a program to address brownfield sites in Eustis. There are no other readily available mechanisms for which the City can access funding to perform assessments. Having a relatively small population base of 18,920 upon which to draw tax revenue, general municipal funds are a precious revenue stream that cannot be diverted from providing local government services and funding long-range capital improvements. The municipal share of the tax increment financing associated with the CRA trust fund accounts for roughly over \$500,000 per year. This money is committed to providing requisite cost shares and gap funding for federal and state funds obtained for bricks and mortar expenditures, infrastructure improvements, demolition activities and affordable housing projects. It is not a viable revenue stream for the needed assessment work.

1.c.ii. Economic Effects of Brownfields

The Brownfield Target Area is plagued with low income levels, high unemployment rates, and alarming poverty levels that far exceed the national and state averages. The wealthier populations occupying the "suburban style" housing are outside the Target Area. The census data indicate the median household income in Florida is \$47,212, but it is only \$34,444 in census tract 302.04 and it is even less in 302.06 at \$32,207. The Poverty rate in tract 302.06 is 110% higher than the state average. The poverty rate of families with children under 18 years old is 225% higher than the state average, and is even higher when compared to county and national averages. Additionally, the area with the highest minority populations also has the largest concentration of brownfields and suffers from the highest poverty rates. As a result, the

area most in need of brownfield funding is the least able to generate revenue to address the problem.

2. Project Description and Feasibility of Success

2.a. Project Description, Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

The City of Eustis is requesting an US EPA Brownfields Community-wide Assessment Grant for hazardous substances and petroleum in the amount of \$300,000. These funds will be used for Phase I and II Assessments, community outreach and cleanup and reuse planning. The greatest need for brownfields assessment funding is within the brownfields Target Area that includes the downtown area comprised of census tract 302.04 and 302.06. By addressing these sites, development of the downtown properties will boost the core of the city's economy, and provide a greater connectivity with other economically depressed communities of the city. In this area the brownfield sites are relatively small; however, they cause the most detriment to the socio-economically sensitive communities that surround them. The Target Area, which is centrally located within the municipality, represents almost half of Eustis and is unquestionably the most socioeconomically distressed area in the city.

The proposed project aligns perfectly with the City's East CRA Master Plan, the Downtown Plan, and the 2013 Strategic Plan. The city has recently updated the Downtown Plan for the downtown waterfront area in an attempt to revitalize these disadvantaged sections of the city. By targeting this district as a focal point for revitalization efforts for the next several years instead of diluting the investment over the entirety of the Target Area, Eustis will concentrate on eliminating slum and blight one district at a time. This plan was devised and vetted by city officials, city residents, and city business owners to serve as a guide to inspire and encourage strategic redevelopment of this area. The Downtown Plan calls for "an area where residents can live, work, shop, and play in a downtown that is walkable and convenient." Currently, much of the downtown area is characterized by heavy commercial, light industrial facilities and vacated properties, interspersed with family residences. Such a layout is incompatible with the adjacent downtown and outlying suburban-style residential districts. In short, current obsolete land uses, coupled with the vacant and underutilized commercial parcels, represent mutually agreeable opportunities for both the residents and the businesses of Eustis.

The envisioned downtown waterfront area will be reinvented to contain improved quality housing stock more in character with the higher residential density of a vibrant urban center. Such increases in population will support neighborhood-oriented businesses such as improved retail options, local coffee shops, and essential services to support the Downtown area. Key to implementing this redevelopment effort and making a vision become reality is to catalogue and assess the vacant, underutilized, and obsolete heavy commercial and industrial land uses that comprise the brownfield sites in the City. By providing access to assessment funds, EPA will facilitate the City's efforts to conduct all appropriate inquiry on the brownfield sites in this district before acquisition, thereby allowing these sites to be addressed as the next step in the Target Area's revitalization.

The goals, strategies and actions of the City's Strategic Plan, CRA Master Plan, and Downtown Plan align perfectly with the HUD-DOT-EPA livability principles as shown in the table below:

Livability Principles	Plans for the Target Area
Provide more transportation choices	<ul style="list-style-type: none"> • Increase mobility with sidewalks, bikeways, and multi-use trails • Increase walkability with wider sidewalks, bike lanes, signage and wayfinding, and on-street parking
Promote equitable affordable housing	<ul style="list-style-type: none"> • Redevelopment of a portion of the Former Florida Waterman Hospital property into affordable housing • Incentivize residential development to make it affordable
Increase economic competitiveness	<ul style="list-style-type: none"> • Develop and maintain attractive corridors and gateways into the city • Evaluate and implement local actions to encourage business expansion and growth, including providing infrastructure
Support existing communities	<ul style="list-style-type: none"> • Focus on neighborhood commercial mixed-use opportunities • Redevelopment of the Grove Square Strip into a grocery store and redevelopment of the 100 Hazzard Avenue Former Medical Center into a doctor or dentist office will provide support to the existing communities within the Target Area • Target high crime areas with lighting and police presence
Leverage federal investment	<ul style="list-style-type: none"> • Use Low-Income Housing Tax Credits to provide a developer with tax credits in exchange for the developer keeping a certain percentage of rental units affordable to specified income brackets • Advertise the City's Down-Payment Assistance program for low or moderate income homebuyers
Value communities and neighborhoods	<ul style="list-style-type: none"> • Preserve historic architecture and use it as a model for future development • Beautification Efforts

2.a.ii. Timing and Implementation

The City of Eustis has created a plan to ensure that the grant activities are completed within the required three-year period. The City has successfully managed a Community-wide Assessment Grant in 2009, and as such already has a Brownfields Development Program in place. Tom Carrino, Economic Development Director for the City of Eustis, will be managing the schedule and has already made strides towards being ready to start immediately upon award of this grant.

Depending on timing, City personnel will attend EPA training sessions within the first quarter of the grant in order to increase our knowledge about brownfields. Contractor procurement will be completed no later than 90 days after grant award in full compliance with state and federal guidelines, 2 CFR 200 and EPA's rule at 2 CFR 1500. Following the procurement of an environmental consultant, the selected consultant will be tasked with the City's Community Involvement Plan (CIP) and a Generic Quality Assurance Project Plan (QAPP). Site prioritization will be evaluated at each level of assessment proceeding from Phase I ESA to Phase II ESA to cleanup planning. A preliminary inventory has already been conducted and the highest priority Phase I ESA sites have been selected. The City will also hold a kickoff meeting and quarterly community outreach meetings with stakeholders and community members to decide lower priorities and to assist with site access agreements through the public's education about the brownfields process and objectives. The City is already in the process of securing site access agreements and has already been granted site access for the Former Florida Waterman Hospital. Currently, it is estimated twelve Phase I ESAs will be performed. Following the EPA and FDEP's approval of the Generic QAPP and the completion of Phase I ESAs, site eligibility

determinations will be prepared for these highest priority Phase II ESA sites. Site-Specific QAPP addendums and Phase II ESAs will be prepared for those sites that are both eligible and have priority. Currently, it is estimated six Phase II ESAs will be performed. For those sites at which environmental contamination is confirmed, an Analysis of Brownfields Cleanup Alternatives (ABCA) evaluation and a Remedial Action Plan (RAP) will be prepared for the priority sites. An estimated four ABCA/RAPs will be prepared. The City of Eustis intends to expend at least 40% of the grant funding within the first 18 months. This will require that one to three Phase II ESAs should be completed by that time. Eustis will submit quarterly reports, ACRES database reporting and other documentation on a quarterly basis or at the schedule set by the EPA.

2.b. Task Description and Budget Table

2.b.i. Task Descriptions

Task 1 – Project Managing and Reporting: The Project Management and Reporting budget includes funding for the managing and execution of the grant, including EPA reporting such as quarterly reports; development of requests for proposals for environmental consulting firms; management of the site assessment process; development of the brownfields inventory; MBE/WBE forms; updates to the EPA ACRES database; and other necessary programmatic support activities. Approximately \$28,000 (\$14,000 for each portion of the grant) will be utilized to ensure compliance with USEPA reporting requirements and development of work plan, etc. Outputs include: hiring a qualified environmental professional; submitting information to EPA Region IV for the determination of site eligibility; attending two national brownfield conferences and other EPA brownfield training sessions; updating the EPA ACRES database and submitting 12 quarterly reports; MBE/WBE reports; a final report; and other reports required by the EPA.

Task 2 – Community Engagement/Outreach: The City of Eustis has budgeted \$12,000 (\$6,000 for each portion of the grant) for Community Outreach purposes. The City will conduct additional education efforts and continue ongoing public outreach activities in the surrounding community using in-house staff and consultant support. Outreach will include setting up and maintaining a document repository at the Eustis Memorial Library at 120 N. Center Street. Outputs include: the distribution of brownfield informational handouts and brochures (via the City's Website and Facebook page, flyers on bulletin boards, and public service announcements) and continuing public outreach meetings in order to discuss public concerns and site prioritization. Funding will be used to coordinate and staff community outreach efforts, and will be used to cover the costs associated with meeting notification and provision of meeting materials including large scale maps, informational handouts, and proposed schematic designs.

Task 3 – Assessment Activities: Activities to be conducted include performance of Phase I and Phase II hazardous and petroleum environmental assessments on brownfield properties identified in the Brownfield Target Area. The City of Eustis has budgeted \$244,000 (\$120,000 for Petroleum and \$120,500 for Hazardous substances) for this task. Of the 12 initial sites identified in the inventory, Phase I ESAs will be performed on each of site in accordance with EPA's All Appropriate Inquiry Rule and ASTM E1527-13, Standard Practice for Environmental Assessments, Phase I Environmental Site Assessment Process. These Phase I ESAs for some of the smaller type properties, such as old service stations and dry cleaning shops, are estimated to cost approximately \$2,500 each. Phase I ESAs for larger commercial properties are estimated to cost from \$3,500 to \$5,500 based on the size of the property and nature of the facility. Phase II ESAs will be performed on the sites where recognized environmental conditions have been identified in the Phase I ESAs. Phase II ESAs will be performed in accordance with ASTM E1903-11 or similar protocols. It is estimated that six sites will need Phase II ESAs. The Phase II ESAs are anticipated to cost an average of approximately \$30,000 each. Any funds remaining after Phase I and II ESAs will be expended for impact delineations at sites where contamination

is determined to be present. Site Assessments will be carried out by the environmental consultant.

Task 4 – Cleanup and Reuse Planning: The City of Eustis estimates completing cleanup plans to be approximately \$40,000. This task involves preparing ABCAs, RAPs, and cleanup cost estimates the prioritized Phase II ESA sites. The environmental consultants will carry out remediation planning on up to four sites at an estimated cost of \$10,000 each, or two for petroleum and two for hazardous sites.

2.b.ii. Budget Table

Budget Categories					
Budget for Petroleum Assessment Grant Funds					
	Project Management & Reporting	Community Outreach	Assessment Activities	Cleanup/ Reuse Planning	TOTAL
Personnel	In kind	In kind	In kind	In kind	In kind
Fringe					
Travel		\$4,000			\$4,000
Equipment					
Supplies					
Contractual	\$14,000	\$2,000	\$120,000	\$10,000	\$146,000
TOTAL	\$14,000	\$6,000	\$120,000	\$10,000	\$150,000
Budget Categories					
Budget for Hazardous Assessment Grant Funds					
	Project Management & Reporting	Community Outreach	Assessment Activities	Cleanup/ Reuse Planning	TOTAL
Personnel	In kind	In kind	In kind	In kind	In kind
Fringe					
Travel		\$4,000			\$4,000
Equipment					
Supplies					
Contractual	\$14,000	\$2,000	\$120,000	\$10,000	\$146,000
TOTAL	\$14,000	\$6,000	\$120,000	\$10,000	\$150,000

2.c. Ability to Leverage

The City of Eustis desires to utilize the EPA Assessment funds as a desperately needed resource to fill a funding gap in the comprehensive revitalization strategy designed to revitalize the downtown area and rejuvenate the local economy. This much needed funding will serve as the catalyst to jump start the process and clear the way for these properties to become more marketable for redevelopment.

The City plans to leverage the Brownfield grant with as many other sources of funding as possible. The CRA has an established tax increment funding structure whereby newly generated tax revenue realized from new development can serve as a revenue stream for redevelopment purposes. In this fashion, the municipality has been able to implement a small but steady stream of infrastructure improvements, assure site control through acquisitions for desirable redevelopment parcels, and demolish structures where appropriate. This revenue stream is typically in excess of \$500,000. The CRA was set to expire in 2020, but in December 2016, the Eustis City Commission amended the Redevelopment Plan to extend the sunset of the CRA to 2047. The amended plan calls for a variety of possible activities to assist with redevelopment, including using CRA funds to assist with professional studies and site preparation work. The

assessment funding provided by an EPA grant will be added to the suite of front end activities needed to address the vacant, abandoned and underutilized sites which the City of Eustis will work with developers to ensure projects are completed, assessed and then remediated and redeveloped for the private sector.

Additionally, the City of Eustis is partnering with the two private ownership groups of the Former Florida Waterman Hospital site, Lake Eustis Properties and Eustis Partners, to better market the site. As such, the City of Eustis is offering a “creative incentive package” that could include impact-fee credits, development assistance, and a pledge to help with funding for a parking facility associated with the site.

Eustis also plans to take advantage of the state incentives for remediation. The State of Florida offers a Brownfields Redevelopment Bonus Refund-tax available for each new job created by an eligible business in the amount of \$2,500 per job. Florida also offers Voluntary Clean Up Tax Credits. Projects that execute a Brownfields Site Remediation Agreement with FDEP are eligible for a 50% tax credit for cleanup costs. An additional 25% is available for property redeveloped into affordable housing.

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan

Community involvement will be a key component of this project. The City will continue to engage the community and stakeholders in general project discussion and site selection and reuse planning throughout the project period. The City has already engaged in extensive community outreach in the development of its CRA Master Plan, Downtown Plan, and the Strategic Plan. The City will hold community outreach meetings in which members of the community and stakeholders will be able to discuss the sites they would like to see redeveloped, assist in the prioritization of those sites, share their concerns, and discuss redevelopment options. The City will also form a Brownfield Advisory Committee open to stakeholders, local organizations, and members of the community. City staff will be available to the community to answer questions as well as to present relevant information via community meetings.

3.a.ii. Community Progress

It is extremely important to the City of Eustis that progress and information involving the project is communicated to the Target Area community so that the City can ensure redevelopment meets the Community’s needs. Regular Brownfields Advisory Committee (BAC) meetings will provide community members with the opportunity to provide input for the City’s redevelopment plans. Information will be distributed throughout the community through publicly posted flyers, handouts at outreach meetings, and the City’s website and Facebook page. Flyers will also be provided to other Community Organizations to further disseminate throughout the community. Furthermore, members of the community will be able to sign up for an email mailing list in which they will be able to learn more about program, receive project updates, and invitations to public meetings and events, etc. All outreach documentation will be maintained for public viewing at the Eustis Memorial Library. Although the Hispanic population is only 5.6%, all flyers all materials, including digital, will be provided in English and Spanish. Additionally, the City will provide translator services at meetings upon request.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

The City has working partnerships with several local and state environmental, health and governmental agencies to ensure the sustainability and success of the brownfield program and this project. **The Florida Department of Environmental Protection** provides ongoing discussion and consulting related to the State’s Brownfields Program. The FDEP will provide review of

technical documents such as work plans, corrective action plans, etc. and will review all assessments reports. The FDEP's review will be required in order to eventually obtain letters of no further action.

3.b.ii. Other Relevant Government Partnerships

The **Lake County Health Department** will act as a data source for health issues related to contamination, particularly for those living in the Target Area. The Health Department will be a repository for data collected during the identifying, assessing and monitoring of sensitive receptors. The Eustis Housing Authority is partnering with the City to build and rehabilitate the housing stock. The partnership's focus is maintaining safe, sanitary and decent affordable homes for low-income families. Seventy-five percent of the properties in the Target Area are residential. The City has an ongoing partnership with the **State of Florida Department of Community Affairs** to implement programs sponsored and funded by HUD for small cities within Florida. The City is also partnering with the **Lake County Department of Economic Growth and Redevelopment** in the City's redevelopment efforts in order to encourage business development.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description & Role

Eustis Housing Authority (EHA): EHA's mission is to provide safe, sanitary, and decent affordable housing options and promote self-sufficiency to qualifying families. EHA's role will be to provide technical assistance and guidance for properties the City and community members wish to transform into low-income housing, as well as serve on the BAC.

Florida Brownfields Association (FBA): a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of brownfields in Florida, FBA's role will be providing technical assistance, participating in community meetings and presentations, and assisting with locating potential sites, and serving on the BAC.

Tyre & Taylor Commercial Realty: an independent commercial real-estate firm. Tyre & Taylor's role will be marketing the brownfields properties.

Eustis Partners, LLC: a limited liability company that owns real estate in the area. Eustis Partners will inform others within their real estate business network about this grant and will consider entering their properties into the program.

The Eustis African American Heritage Celebration Committee, Inc.: a community-based group, whose purpose is to educate the public of the contributions of African American citizens. They will sit on the BAC, and share the progress of this project with our community by helping others become involved.

Letters of commitment are included in **Attachment 2**.

3.c.ii. Letters of Commitment: Letters of commitment are included in **Attachment 2**.

3.d. Partnerships with Workforce Development Programs

The City of Eustis has established several partnerships to work with the city on providing workforce training and employment opportunities for residents within the targeted area. Seminole State College provides training for skills necessary to enter the local workforce. They have also committed to facilitate training programs for new production facilities that may relocate to Eustis as occupants to a brownfields site. They maintain a job training to for new businesses relocating to the brownfield sites. Specific job skills will be identified in a job skills plan for incorporation into a regular evaluation process. Some of the job training includes

electrical, plumbing and construction work. Eustis will seek to match students from the training program with prospective employers redeveloping properties at the City's brownfield sites.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

There are many ways in which funding from this grant would benefit the City of Eustis. The proximity of many of the brownfield sites to Lake Eustis poses a threat to the ecology of the lake. The potential migration of contaminants (if not already occurring) into the lake could be identified and mitigated, which would certainly benefit the aquatic life through minimizing future ingestion of metals and chemicals. In turn, human health would likely benefit since fish are harvested and consumed by local recreational fisherman. The extremely shallow water table poses a threat to construction workers that may be working in the target area if the groundwater has been adversely impacted by the brownfield sites. Because of the shallow water table, issues like inhalation of petroleum vapors above permissible exposure limits could likely occur. Identification of the magnitude of these health hazards benefits the community by being able to address them first, thus minimizing future exposure to the construction workers. Similarly, identification of the magnitude of the contamination from these properties could benefit residents living in or adjacent to petroleum contaminated sites since vapor intrusion could be resulting in prolonged exposure to residents.

Another obvious benefit of the project to the community following assessment and cleanup is the removal of blighted structures and the replacement with greenspace and structures that will improve the aesthetics of the community and attract even more redevelopment. This redevelopment will directly benefit the community by creating new jobs in a town with above average unemployment, which will in turn pump more dollars into the local economy. It is estimated that over 100 jobs would be created from developing the brownfields sites based on the current rate of jobs per acre inside the city. Redevelopment of the Former Florida Waterman Hospital into mixed use/residential affordable housing would provide improved housing stock for sensitive populations. Redevelopment of the Grove Square Strip Center to include a grocery store would put many residents of the Target Area within walking distance of food access. Redevelopment of the 100 Hazzard Avenue Former Medical Facility into a doctor's office would put more residents within walking distance of a primary physician. Improving conditions for existing residents as well as promoting the immigration of new residents will result in a more stable and safer neighborhood, improved access to services, increased neighborhood employment opportunities and increased local retail options.

4.b. Economic and Community Benefits

Target Area will provide for improved economic benefits for the City of Eustis. Sites assessed through this grant will be redeveloped primarily as housing, greenspace, mixed use, and commercial/retail. This will create new tax ratables in the form of new housing and residentially compatible commercial establishments on the current vacant and underutilized locations. It is anticipated that these new developments will provide an increase in temporary employment opportunities by creating new retail employment positions where none currently exist. It is anticipated that the redevelopment of sites into a hotel, a grocery store, a doctor's office, or other similar businesses will create as many as 50 to 100 new jobs for residents.

In addition, by assessing and redeveloping vacant and underutilized sites within the targeted area with EPA funds, it is expected that the property values for the privately owned active businesses will improve. Such increase in property values would allow them to leverage their own improvements to existing buildings. This would not only allow for maintaining existing businesses that employ City residents and pay taxes in the City of Eustis, but it will also allow businesses that are currently non-conforming to expand in an appropriate environment creating new opportunities for redevelopment in their place.

5. Programmatic Capability and Past Performance**5.a. Audit findings**

The City of Eustis has no Adverse Audit Findings: The City of Eustis has successfully managed all Federal, State and Local funds entrusted to their agency, and has no past instances of any adverse audit findings from an OMB Circular A-133 audit.

5.b. Programmatic Capability

Tom Carrino, Economic Development Director for the City of Eustis, will serve as the City's primary point of contact for the Brownfields Assessment Grant. Tom has over 15 years of experience in community/economic development, and he is both a certified planner (AICP) and economic developer (CEcD). While he was not the primary point of contact for the Brownfields program, he worked for the City of Cocoa, Florida, from 2002 to 2006 and was involved in some of the reporting responsibilities for Cocoa's EPA Brownfields Assessment Grant. From 2006 to 2014, Tom was the Economic Development Manager for the City of Urbana, Illinois. While there, he was involved in a number of Phase I and Phase II ESAs conducted by the City to facilitate redevelopment in the City's four TIF districts and Enterprise Zone. With the City of Eustis since 2014, Tom has been working to facilitate redevelopment of several key properties in downtown. These efforts have included reviewing previous Phase I and Phase II ESAs and determining the need for additional environmental work. All of these efforts included leveraging various resources to facilitate the often complicated redevelopment process. Tom has a BA in Political Science and an MPA with a concentration in Urban and Regional Planning, both from the University of Central Florida. He is also a Certified Public Manager through Florida State University.

Lori Barnes, Development Services Director for the City of Eustis, will serve as the City's secondary point of contact for the Brownfields Assessment Grant. Lori's 25 years of experience has given her a diverse community development background including development review, economic development, grant management, land use entitlements, and project management. She is familiar with the Florida Brownfields Redevelopment Act and recently processed a voluntary designation in the City of Eustis. As a development review planner for much of her career, Lori has reviewed Phase I reports for recognized environmental conditions and Phase II reports to determine the necessity of additional risk assessment or remediation. As the Lake County (FL) Board of County Commissioner's Sustainability Planner from 2010 to 2012, Lori administered and coordinated activities under the \$2.8 million dollar Energy Efficiency and Conservation Block Grant (EECBG) awarded to Lake County by the U.S. Department of Energy (DOE) under the American Recovery and Reinvestment Act. As the administrator of the grant, Lori designed and implemented project tracking mechanisms that the DOE project officer shared as examples of best practices. She was responsible for all federal and financial reporting for the EECBG, and successfully completed the grant projects with no audit findings. Lori is a certified planner (AICP), holds a Bachelor of Science in Public Administration from Roger Williams University, and is a Certified Public Manager through Florida State University.

Additionally, the City of Eustis was previously awarded an Area-Wide Brownfields Assessment Grant. That program was active from 2009 to 2012. One key Eustis employee that assisted with the previous Brownfields Grant and will be assisting with this grant as well is Purchasing Director, Tracy Jeanes. Tracy has been with the City of Eustis Purchasing Department since 1995, and she is a Certified Professional Public Buyer (CPPB), a Florida Certified Contract Negotiator (FCCN), and a Florida Certified Contract Manager (FCCM). She oversaw the bidding process, evaluation and award and contract administration of the City's Brownfield's Grant in 2009 for continuing environmental services, including but not limited to, identifying, categorizing, and assessing potential petroleum and hazardous substances on contaminated sites in the City. Tracy brings to the project her considerable expertise in purchasing and acquiring the additional expertise and resources necessary for grant administration.

The City will procure the services of a professional environmental consultant experienced specifically in Brownfields redevelopment. Consultant/contractor procurement will comply with Florida requirements and federal requirements at 2 CFR 200 and the EPA's rule at 2 CFR 1500. Technical and programmatic tasks of the grant will be completed by the selected firm. The City will manage the environmental consultant through status meetings and milestone reports.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City will be responsible for tracking and preparing quarterly reports. These reports will include the number of completed Phase I and Phase II ESAs; number of acres cleaned up and greenspace created; number of housing units created; number of temporary and permanent jobs leveraged; and the number of cleanup and redevelopment dollars leveraged. In addition, the City will report on results of reaching milestones of the project through the quarterly reports and site profile updates. These milestones will include events such as: groundbreakings, acquired new funding, public relations events, and outreach events with youth.

MBE-WBE forms and Financial Status Reports will also be submitted within the 30 days after the close of the reporting periods. Property profile information for targeted sites will also be generated and updated regularly on ACRES to provide up-to-date information on the progress at each site. The City will also make every effort to maintain close contact with EPA project officers to ensure success of the project and timely reporting.

The City of Eustis will track the outcome of the project with respect to goals of the overall program. Components of this tracking will include quarterly evaluations of the following:

- Number of Phase I ESAs completed
- Number of Phase II ESAs completed
- Number of Impact Delineation Assessments completed
- Number of sites remediated
- Number of sites redeveloped
- Amount of funding leveraged
- Volume of tax base increased
- Number of affordable housing generated
- Number of greenspace generated

5.d. Past Performance and Accomplishments**5.d.i. If you currently or have ever received an EPA Brownfields Grant**

The City of Eustis received a Community-Wide Brownfields Assessment Grant. The program was active from 2009 to 2012.

5.d.i.1. Accomplishments

Under the previous EPA Brownfield Assessment Grant, Phase I ESAs were completed at 12 sites. Six of these sites also received Phase II ESAs, and two sites included UST removals. One of these properties is being transformed into parking and green space for the City's lakefront park (Ferran Park) as part of the City's Master Plan. Several other properties are in the process of or have been redeveloped into various businesses. Additionally, a property located in the heart of the historic African-American Community is being developed into a new open air plaza and community service center. Another important site has been redeveloped as the East Lake Business Opportunity Center.

5.d.i.2. Compliance with Grant Requirements

The City of Eustis received a 2009 Community-wide Petroleum and Hazardous Assessment Grant. At the end of the grant period, the City had expended \$388,501.78 of the \$400,000 award, with the majority of the balance in the hazardous materials portion of the grant. All the remaining project needs (primarily Phase II ESAs) under the grant were greater than the remaining grant money; therefore, no further projects could be completed and less than \$12,000 remained at the time of closure. The City prepared all ACRES entries and updates, MBE/WBE reports, quarterly reports, semi-annual reports, and final reports on time.

CITY OF EUSTIS, FLORIDA
December 22, 2016

THRESHOLD CRITERIA

1. Applicant Eligibility: The grant applicant is the City of Eustis, Lake County, Florida. The City is eligible as a grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CFR Part 31.

2. Community Involvement:

Community involvement will be a key component of this project. The City will continue to engage the community and stakeholders in general project discussion and site selection and reuse planning throughout the project period. The City has already engaged in extensive community outreach in the development of its CRA Master Plan, Downtown Plan, and the Strategic Plan. The City will hold community outreach meetings in which members of the community and stakeholders will be able to discuss the sites they would like to see redeveloped, assist in the prioritization of those sites, share their concerns, and discuss redevelopment options. The City will also form a Brownfield Advisory Committee open to stakeholders, local organizations, and members of the community. City staff will be available to the community to answer questions as well as to present relevant information via community meetings.

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Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

59600316

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Eustis, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

596000316

*** c. Organizational DUNS:**

9493682940000

d. Address:

* Street1: 10 North Grove Street

Street2:

* City: Eustis

County/Parish:

* State: FL: Florida

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: US: 32727

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: * First Name: Tom

Middle Name:

* Last Name: Carrino

Suffix:

Title: Economic Development Director

Organizational Affiliation:

* Telephone Number: 352-483-5435

Fax Number:

* Email: carrinot@eustis.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1236-City Limits Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2017 City of Eustis Community-wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 10th

* b. Program/Project 10th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Tom

Middle Name:

* Last Name: Carrino

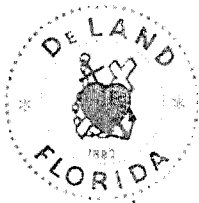
Suffix:

* Title: Economic Development Director

* Telephone Number: 352-483-5435 Fax Number:

* Email: carrinot@eustis.org

* Signature of Authorized Representative: Tom Carrino * Date Signed: 12/22/2016



City of DeLand

"The Athens of Florida"

www.deland.org

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, Georgia 30303-8960

December 19, 2016

RE: FY2017 EPA Brownfields Cleanup Grant Application – Former Navy Dump

Dear Ms. Alfano:

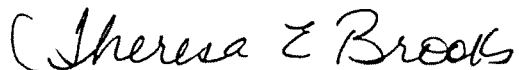
The City of DeLand, Florida is pleased to submit the enclosed application to the FY 2017 US EPA Brownfields Program for a Brownfield Cleanup Grant in the amount of \$200,000.

Required Information	
a. Applicant Information:	City of DeLand 120 South Florida Avenue DeLand, Florida 32720-5422
b. Funding Request:	i. Grant type: Cleanup ii. Federal funds requested: \$200,000 iii. Contamination: Hazardous Substances \$200,000
c. Location:	DeLand, Volusia County, Florida
d. Property Information:	Former Navy Dump Parcel/Airport Property 163 Old Daytona Road DeLand, Florida 32724
e. Contacts:	i. Project Director: Belinda Williams-Collins Brownfields Project Coordinator City of DeLand 120 South Florida Avenue DeLand, Florida 32720-5422 Collinsb@deland.org ii. Highest Ranking Official: Michael Pleus City Manager 120 South Florida Avenue DeLand, Florida 32720-5422 (386) 626-7107
f. Population:	i. Population: 27,031 ii. Target area population: 27,031 (Suburban Stats; 2015-2016) https://suburbanstats.org

Ms. Barbara Alfano
December 19, 2016
Page Two,

The City of DeLand appreciates the opportunity to apply for FY 17 EPA Brownfields Cleanup Grant funding to support environmental justice efforts and restoration of economic vitality in our community. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Theresa E Brooks". The signature is written in a cursive, flowing style.

Theresa E. Brooks
Grants Coordinator



1. **Community Need**

a. **Target Community and Brownfields**

Community and Target Area Descriptions

This proposal is submitted for funding of cleanup activities at the **Navy Dump Parcel** at DeLand Municipal Airport in the City of DeLand, Florida. \$200,000 in Hazardous funding is requested. This is a 70 acre parcel a portion of which ("the site") is contaminated with hazardous substances. The planned future use of the site is light industrial or commercial establishments which will encourage much needed economic development in the community. **The targeted community for this grant is the whole City of DeLand based on its small geographic size (approximately 17 square miles) and small population (less than 30,000); plus the future use will benefit the whole community.**

The City of DeLand is located approximately 25 miles northeast of Orlando and approximately 25 miles southwest of Daytona Beach in southwest Volusia County, Florida. The 2014 population was 27,872. DeLand is the county seat as well as a college town, with Stetson University's campus classified as a National Historic District. The downtown has been recognized as a national Main Street DeLand community. DeLand holds tightly to its small town feel while surrounded by larger cities that have high transient and tourist populations.

The site to be cleaned up and surrounding property were the location of a Naval Training Center during World War II. The property was acquired for use by the U.S. Navy in 1942 and was declared as surplus to the War Assets Administration in 1946. At that time, the property was conveyed to the City of DeLand for a public airport. Today the Deland airport has also become a sky- diving Mecca. Land uses surrounding the airport include the City's Industrial Park and other industries, subdivisions and other residences, undeveloped land and a park/recreation complex. Several other brownfield sites and one Superfund site are located on or near the airport property.

Demographic Information and Indicators of Need

Key demographic data supporting the need for federal funds for this cleanup are the income and poverty statistics for the City of DeLand. **The city poverty rate is 36% higher than the national average and 20% higher than the county it sits in. Median household income is only 70% of the national average.** Also of note is that the minority population is significantly larger in the city than in Volusia County (35.9% v. 25.8%), indicating a concentration of both poverty and minority populations in the city boundaries. The city population also reflects a higher percentage of children and women than the county at large. As shown in the Demographic Table below, DeLand is a very diverse city with a significant African American and Hispanic/Latino citizenry. The proposed reuse of this cleanup site will benefit the whole city population.



DEMOGRAPHICS¹

	DeLand	Volusia County	Florida	USA
Population	27,872	498,981	19,361,792	314,107,084
Children	6,315 (22.7%)	91,796 (18.4%)	4,562,573 (23.6%)	79,543,013 (25.3%)
Female	14,926 (53.6%)	255,812 (51.3%)	9,897,141 (51.1%)	159,591,925 (50.8%)
Minority ²	10,002 (35.9%)	128,686 (25.8%)	8,403,112 (43.4%)	116,947,692 (37.2%)
African-American	4,381 (15.7%)	52,132 (10.4%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic	4,129 (14.8%)	58,558 (11.7%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Asian	824 (3.0%)	8,293 (1.7%)	482,166 (2.5%)	15,536,209 (4.9%)
Poverty Rate	21.2%	17.6%	16.7%	15.6%
Unemployment ³	5.6%	5.5%	6.5%	5.8%
Per Capita Income	\$20,626	\$23,844	\$26,499	\$28,555
Median Household Income	\$37,417	\$41,714	\$47,212	\$53,482
Source: ¹ 2014 American Community Survey (ACS) (factfinder.census.gov/); ² 2014 ACS "minority" is defined as census reported "race and ethnicity as something other than non-Hispanic white alone"; ³ unemployment values taken from 2014 ACS rather than BLS to allow comparison from national down to the city level (monthly BLS values are not calculated down to the city level).				

Brownfields and their Impacts

The site consists of two (2) isolated areas of suspected and partially buried metallic debris in addition to a mounded area of buried debris located nearby. Soil samples exhibited concentrations of Arsenic, Lead, Cadmium, Antimony, and Chromium above applicable state standards. Groundwater samples exhibited concentrations of Aluminum, Manganese and Iron above Florida Department of Environmental Protection (FDEP) Groundwater Cleanup Target Levels.

The site is located on DeLand Municipal Airport property and was the location of a Naval Training Center during World War II. The site is immediately adjacent (across a wooded buffer) to the DeLand Highlands and Crestland Estates neighborhoods, consisting of approximately 200 homes, east of the site. A park/sports complex consisting of five baseball/softball fields and three soccer/football fields is located north of the site just beyond several aircraft hangers and an airport runway/taxiway. Commercial/light industrial buildings are located to the southwest. International Speedway Boulevard is located to the south adjoined by a wooded area and several small lakes.



Real or perceived negative environmental impacts to the community include risks to trespassers and any workers that may have reason to be in the area (including future construction workers) and both environmental and public health impacts from migration of contaminants off-site via air, groundwater and surface water pathways. Overall impacts to the community from these sites and other brownfields sites are discussed further below and include real and perceived restrictions on future economic development, which is much needed in the area.

As part of the City's assessment grant 49 properties were inventoried; 19 had potential contaminant releases; nine (9) petroleum, one (1) each solvents, lead, PCBs, TCE/PCE, and one "other". Several of these properties were in the airport area. Fifteen (15) Phase I ESAs and four (4) Phase II ESAs were completed.

One brownfield site, "Needle Park", is located on a different parcel of the Municipal Airport property, due north of this site across an airport runway and taxiway (and adjacent to the sports complex and nearby residential subdivisions). A Phase I assessment observed stainless steel rolls, grinding wheels, and glass that had reportedly been dumped sometime in the past. Airport employees also reported hypodermic needles and syringes dumped in this area. A separate cleanup is proposed for this parcel.

A 2015 Phase I (Navy Dump) ESA database finding identified Leaking Underground Storage Tanks (LUST) related to the Blackwing Inc. facility at 1300 Flight Line Boulevard at DeLand City Airport. Chloroform and carbon tetrachloride were found above FDEP Cleanup Levels in an on-site monitoring well located at the source area. Another Phase I ESA finding identified closure of two Underground Storage Tanks at DeLand Municipal Airport where samples of soil and groundwater were collected during tank removal. Toluene, ethylbenzene, and xylenes in soil, and MTBE in groundwater were detected.

b. Welfare, Environmental and Public Health Impacts

Welfare Impacts

Due to its relatively small population and size, only 17 square miles, the target area is the City as a whole. In part due to the presence of brownfields, large portions of the City, Downtown and Spring Hill, have been designated as community Redevelopment Areas (CRAs). Under Florida law to achieve this designation the area must meet the definition of blighted. Blighted, abandoned and vacant brownfield properties attract vagrancy and crime, increasing local costs for policing. The violent crime rate in Volusia County is 486.8 per 100,000 compared to 372.6 in the US (2015 data; fdle.state.fl.us; ucr.fbi.gov). These properties also provide opportunities for drug trafficking which is a major health problem here and throughout the nation (increasing local health care costs). CDC lists Volusia County in its least favorable quartile (2015 data) on a peer-to-peer rating for: Inadequate Social Support; On-time-HS graduation; and, Poverty. (cdc.gov/communityhealth) In addition, the real estate in the neighborhoods nearest to the site (DeLand Highlands) consists of more mobile homes than 98.1% of all neighborhoods in America, with 40.6%



of the occupied housing here being classified as mobile homes (www.neighborhoodscout.com). This may be an indicator of income level, reinforcing the statistics on sensitive populations impacted by brownfields and other sources of contamination in the area.

Cumulative Environmental Issues

The property drains to Little Haw Creek which empties into wetlands contiguous with the Clark Bay Conservation area and the Tomoka Wildlife Management Area. Contamination from the site (mainly metals) is likely to migrate to these sensitive ecosystems. Less than one mile from the cleanup site is the **Sherwood Industries Superfund Site**, with identified releases of: acetone; benzene; arsenic, lead and other metals; polycyclic aromatic hydrocarbons (PAHs); volatile organic compounds (VOCs). In operation since 1959, the facility disposed of liquid and sludge waste on site contaminating groundwater, soils and nearby lake sediments. The contamination also impacted residential drinking water wells. Majority of cleanup was complete in 1997; groundwater treatment is ongoing; groundwater, private well water and fish tissue monitoring is ongoing.

Cumulative Public Health Impacts

Contaminants of concern at the Navy Dump site and potential health effects are:

Contaminant	Health Effects https://www.atsdr.cdc.gov/toxfaqs
Arsenic	Exposure to lower levels can cause decreased production of red and white blood cells, abnormal heart rhythm, damage to blood vessels; in children may result in lower IQ scores; can injure pregnant women or their unborn babies; inorganic arsenic is a known human carcinogen (EPA).
Lead	Decreased functions of the nervous system; increases in blood pressure, particularly in older people and anemia; premature births, smaller babies, decreased mental ability in the infant, learning difficulties, and reduced growth in young children; can severely damage the brain and kidneys in adults or children and ultimately cause death; probable human carcinogen (EPA).
Cadmium	Long-term exposure to lower levels of cadmium in air, food, or water leads to a buildup of cadmium in the kidneys and possible kidney disease; lung damage and fragile bones; probable human carcinogen (EPA).
Antimony	Potential for lung, heart, liver, and kidney damage.
Chromium	Breathing problems, such as asthma, cough, shortness of breath, or wheezing; irritation and ulcers in the stomach and small intestine and anemia; chromium (VI) compounds are known human carcinogens (EPA).
Aluminum	Lung problems, such as coughing or abnormal chest X-rays; decreased performance in tests that measure functions of the nervous system.
Manganese	Behavioral changes and other nervous system effects.

Forty-nine properties were inventoried as part of the City's assessment grant; 19 had potential contaminant releases; nine (9) petroleum, one (1) each solvents, lead, PCBs, TCE/PCE, and one "other". Sherwood Industries Superfund Site is located near the Municipal Airport with identified releases of: acetone; benzene; arsenic, lead and other



metals; polycyclic aromatic hydrocarbons (PAHs); volatile organic compounds (VOCs). All have potential adverse human health effects.

The proximity of the Airport to the adjacent residential neighborhood and recreation fields is also a concern due to potential exposure from aviation pollutants and general noise issues. The area of greatest contamination risk is about 12 miles around the field and 20 miles or more downwind. The number of people exposed to aviation pollutants and who are affected in an airport's vicinity can be significant (<http://www.lead.org.au/Lanv7n3/L73-4.html>).

Sensitive populations in the target area include children, minorities and those living in poverty. These population groups are also at greater environmental risk factors for health because they tend to live in older, substandard housing, with exposure to lead paint and potentially asbestos. CDC's - Community Health Status Indicators (CHSI) tool allows the health status of individual counties to be compared to those of "peer" counties across the U.S. Volusia County is listed in the Worst (least favorable quartile, 2015 data) for: Adult Asthma; Adult Overall Health Status; Cancer Deaths; Chronic Lower Respiratory Disease Deaths; Chronic Kidney Disease Deaths. Volusia County has no indicators in the most favorable quartile (cdc.gov/communityhealth). While no direct connection can be made to site contaminants, reduction in the overburdening of the City's low income minority population by cumulative environmental stressors and related blight/poverty is one goal of the DeLand Brownfield Program. Cleanup of this site will contribute to this goal.

c. Financial Need

i. Economic Conditions

The relatively small population (less than 30,000), low median household income and high poverty rate make it difficult to fund a brownfield program and cleanup brownfield sites without additional help. The City's median household income at \$37,417 is only 70% of that for the US as a whole. The City's poverty rate at 21.2% is 1.36 times higher than the nation's. Both of these factors limit the City's ability to raise revenues to support local services much less hazardous waste cleanup on vacant lands. In addition, the existence of pockets of poverty create a higher demand on local services which become a priority for local budgets. The City does not have a tax base or other resources to fully fund its brownfield program, in addition to meeting other needs. Local property taxes in Florida are constrained in several ways, including capping property assessments for long-term residents; moreover, while personal income tax is usually the largest source of tax-based revenue for most US states, Florida has no state income tax for the state and cities to utilize. Local taxing and spending is a major part of Florida government operations. More than half of all Florida government revenue (53.6 percent) is raised at the local level, one of the highest shares in the nation. According to 2016 survey by Tax Watch, Volusia County was 21 out of 67 counties in property tax levies per capita. An interesting survey from the same source (June 2016 data), shows city governments in Florida spend only 4.1% of their revenue on economic development compared to 30.5 % on public safety



and courts, a figure often dictated by crime, poverty and blight, factors related to brownfields. (floridatxwatch.org)

A series of natural disasters have further strained the local economy and City budget. Following tornados in 2006/2007 (the second deadliest outbreak in Florida history), Tropical Storm Fay impacted DeLand on August 18-24 in 2008. An unnamed storm May 18-23, 2009 caused major flooding issues, with 5 days of rain; 4,213 people applied for FEMA aid. Preliminary estimates put flood damage at \$52 million in Volusia, the worst-hit county, where some 976 buildings reportedly suffered damage. **Lastly, Hurricane Mathew struck Deland and Volusia County in October 2016 with Category 3 force winds and extensive rainfall/flooding and infrastructure damage, and causing nearly \$15 million in damage to private homes in its wake (FEMA DR-4283). Estimates are still being finalized but are expected for the county to be in the tens or hundreds of millions of dollars.**

ii. Economic Effects of Brownfields

Key economic statistics presented in the demographic table above demonstrate the high poverty rate (21.2 %) and low median household income (\$37,417) in the City. The loss of a vibrant downtown commercial district and the presence of vacant or underutilized brownfield properties with real or perceived contamination is reflected in the depressed value of housing in the City. Approximately 21% of owner-occupied housing units in DeLand are valued under \$50,000. After applying the homestead exemption these properties produce no property tax revenues. Over 19% of all housing units are vacant. (factfinder.census.gov; 2014 data). These properties do not generate tax or rental/sales revenue, do not produce or offer jobs or provide services to the community. The same can be said of vacant or underutilized commercial and industrial properties. Hence, it can be difficult to entice potential investors to participate in area projects. As presented above, in part due to the presence of brownfields, two areas in the City including the downtown core have been designated as Community Redevelopment Areas (CRAs). Under Florida law to achieve this designation the area must have met the definition of "blighted". Abandoned and vacant brownfield properties attract vagrancy and crime, increasing local costs for policing. The violent crime rate in Volusia County is 486.8 per 100,000 compared to 372.6 in the US (2015 data; fdle.state.fl.us; ucr.fbi.gov).

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Navy Dump Parcel is located on DeLand Municipal Airport property at 163 Old Daytona Road, in DeLand, Volusia County, Florida. The airport property was the location of a Naval Training Center during World War II and was conveyed to the City of DeLand for a public airport in 1946. The property investigated consists of approximately 70 acres mostly undeveloped and located within an area of the airport that is generally surrounded by developed commercial properties. The central portion of the property is transected by



Old Daytona Road which runs east to west, with the northern portion adjoining the runway and hangers and the southern portion being primarily wooded. The cleanup site is limited to an area north of Old Daytona Rd.

A Phase I Environmental Site Assessment (ESA) was completed for the property in early 2014. The assessment revealed:

- Historical non-regulated dumping of debris including: used tires, 55-gallon drum containing an unknown substance in bottom, fencing, glass jars;
- A tar-like substance on the ground surface, on a portion of the site.

An on-site subsurface geophysical survey in May 2015 revealed two (2) isolated areas of suspected and partially buried metallic debris (2 to 6 feet below land surface) in addition to a mounded area of buried debris. Phase II ESA activities were completed in September 2016. Soil samples exhibited concentrations of Arsenic and Lead above the FDEP Soil Direct Exposure Residential (SDER) limits. Soil samples exhibited concentrations of Cadmium, Antimony, and Chromium above Leachability Based on Groundwater Criteria (LBGC). Groundwater samples exhibited concentrations of Aluminum and Manganese above FDEP Groundwater Cleanup Target Levels (GCTL). Additionally, groundwater samples exhibited concentrations of Aluminum and Iron above their respective Natural Attenuation Default Concentrations (NADCs).

ii. Proposed Cleanup Plan

The remedy best suited to protect human health and the environment at this site include a combination of **source removal, including excavating buried metal debris and contaminated soils, with subsequent disposal in an approved landfill, in addition to installation of temporary monitoring wells** around the perimeter of the site to confirm the horizontal and vertical extent of impacted groundwater. A "Site Rehabilitation Completion Report" will be prepared and submitted to FDEP **with recommendations for site closure with groundwater use restrictions** (i.e. institutional controls) options in accordance with the applicable Risk Management Options Level II for direct exposure as specified criteria in Chapter 62-780.680(2), Florida Administrative Code (F.A.C.). Subsequently, institutional control documentation (i.e. Restrictive Covenant) and supporting documentation, will be prepared pursuant to FDEP Guidance in order to obtain conditional closure of the site. A final remedy will be selected after public input.

iii. Alignment with Revitalization Plans

After cleanup of the contamination and subject to public input, the Navy Dump site will be redeveloped as an expansion to the neighboring light industrial, commercial business park. The proposed reuse of the site is a critical piece of the DeLand Strategic Plan.

- Strategic Focus Area: **Regional High Value Job creation**. A high value job is one that generates a family supporting wage while also offering meaningful work that would retain the youth of a community.
- Strategic Results: Environmentally clean, high wage jobs; increased diversity of the economic base of the community.



- Strategies/Action Steps: Work with Team Volusia, County Economic Development and other agencies to promote the DeLand Airport to facilitate diverse industries with clean jobs; develop business sites at airport, including “ready to build” sites; promote the area and work prospects for the DeLand Airport and other properties to bring diverse industries with clean jobs. (Example: Expand aviation/parachute related business development.)

The redevelopment will make use of existing infrastructure within the City limits, with its roads and water/wastewater connections rather than developing a new complex possibly in greenfield (undeveloped) areas. The cleanup and reuse of the Navy Dump site will incorporate equitable development practices or sustainable and equitable approaches (such as the HUD-DOT-EPA Livability Principles) by:

- improving employment opportunities for local residents; and
- reducing toxicity, illegal dumping, and blighted vacant parcels.

Sustainability will be enhanced by the City’s plan to incorporate on-site stormwater management via green infrastructure, and to encourage green building design in any development. Equitable approaches include support of local entrepreneurial activities (e.g. sky diving-related). Economic, small business, development on this under-utilized property will be of benefit to all the DeLand City residents including a significant low-income, minority population.

b. Task Descriptions and Budget Table

Task Descriptions

Task 1: Development of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety Plan - \$3,500 has been budgeted for the preparation by the consultant of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety (H&S) Plan, consistent with EPA Region IV QAPP guidelines and FDEP Standard Operating Procedures. A Generic QAPP was prepared and was approved on September 24, 2014 and under the 2013 USEPA Brownfields Assessment Grant.

Task 2: Final Analysis of Brownfields Cleanup Alternatives (ABCA)/FDEP Approved Remedial Action Plan (RAP) - \$20,000 is budgeted in this category for consultant costs finalizing the Draft ABCA and the completion of a FDEP Remedial Action Plan (RAP) (or its equivalent) under the Florida Brownfields Cleanup Criteria rule and to document compliance with the FDEP site-specific cleanup levels. The RAP will include calculations on the extent of the surface soil contamination and calculations on the amount of material that will be removed and replaced. These costs also include coordination with the FDEP.

Task 3: Remedial Activities & Confirmatory Sampling - \$200,000 is budgeted in this category for consultant and cleanup contractor costs.

- Subtask I: Confirmatory Soil Sampling Activities (Prior to Excavation)

Labor	\$ 10,000
Laboratory Analytical Costs	\$ 8,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 2,500
- Subtask II: Well Installation / Confirmatory Groundwater Sampling Activities

Labor	\$ 10,000
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Sub-contractor (Well Drillers)	\$ 8,000
Laboratory Analytical Costs	\$ 6,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 3,500
• Subtask III: Solid Waste Removal / Source / Soil Removal Activities	
Labor	\$ 15,000
Sub-contractor (Excavation /Disposal of 278 tons @ 90/ton)	\$ 25,000
C&D Transport / Disposal Costs	\$ 20,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 3,500
• Subtask IV: Confirmation Sampling / Backfill / Compaction	
Labor	\$ 15,000
Sub-contractor (Excavation)	\$ 51,000
Sub-contractor (Backfill, Compaction of 666 cu/yds @ 12/cy)	\$ 8,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 3,500
• Subtask V: Submittal of Restrictive Covenant EC/IC Documents	
Labor, Legal, and Filing Fees	\$11,000
Total Estimated Costs	\$200,000

Task 4: Programmatic Support, Community Involvement Plan and Outreach - \$16,500 has been budgeted. The City Of DeLand staff will actively manage this project and will utilize consultant support to include completing EPA quarterly reports, MBE/WBE forms, EPA property profile form/ACRES data entry, and other activities to maintain compliance with EPA cooperative agreement terms and conditions. Due to the extensive community involvement under the previous Community-wide Assessment grant, the amount of new effort needed will likely be reduced. This Task is budgeted to include - development of a cleanup-specific Community Involvement Plan (CIP); dissemination of information and receive feedback from the community and stakeholders regarding the ABCA/RAP (or its equivalent); hold two (2) community meetings to inform and receive community input concerning planned cleanup activities and reuse of the site; and develop any necessary printed materials for these meetings (\$500 budgeted for supplies); a limited budget for travel to conferences or workshops. (\$1,000 in travel dollars for the National Brownfields Conference). The City has committed personnel labor, materials, and equipment in addition to limited general budget funds to augment award funds and leverage for in-kind services. The City's Brownfields Project Coordinator is committed to work closely with the City's consultant, the EPA project manager, FDEP, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output measures (QAPP, CIP, final ABCA/RAP, cleanup start and cleanup completion, final report, ICs in place) and outcome measures (acres ready for reuse, jobs created, dollars leveraged, etc.) will be tracked, as well as additional ones identified during the course of the project. She will track and measure progress to achieving the goals and will confer monthly with the EPA project Officer to review the status of the project. Additionally, she will provide updates to the project status, schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).



Budget Table

Cleanup Budget Categories	Task 1 QAPP & H&S Plan	Task 2 Final ABCA/ Remedial Action Plan	Task 3 Cleanup Activities & Confirmatory Sampling	Task 4 Programmatic Support/CIP/ Outreach	TOTAL
Personnel & Fringe Benefits					\$0
Travel				\$1,000	\$1,000
Supplies				\$500	\$500
Contractual	\$3,500	\$20,000	\$200,000	\$15,000	\$238,500
Total	\$3,500	\$20,000	\$200,000	\$16,500	\$240,000
Total Federal Funding					\$200,000
Local Cost Share					\$40,000

c. Ability to Leverage

Based on the Environmental Site Assessments and draft Analysis of Brownfields Cleanup Alternatives (including estimated quantities), the \$240,000 budget is expected to be sufficient to complete this cleanup project. The City is prepared to use general funds if the estimated costs for source removal, backfill, and post-remedial sampling are exceeded. Florida DEP also has funds available for limited source removal through their Brownfields 128(a) Program, in the unlikely event that additional cleanup is needed. The City will leverage Florida DEP incentives, which include: Brownfields Building Materials Sales Tax Refund; Brownfields Job Bonus Refund (\$2500 tax refund/each new job created); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects, 75% for brownfield projects with affordable housing component or health care); and Brownfields Liability Protections. These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects by attracting potential developers and investors. The City of DeLand has been successful on multiple projects in leveraging and combining external sources of funding.

3. Community Engagement and Partnerships

a. Engaging the Community

The City has created a Brownfields Advisory Board (BAB) in accordance with Florida Brownfields Redevelopment Act (Chapter 376.84(4) F.S.). The BAB is utilized for the community involvement/awareness module for the City's brownfields program and would keep the public involved/aware of any ongoing remedial projects. The City has developed and implemented a city-wide Community Involvement Plan in accordance with the Florida Brownfields Redevelopment Act. The City of DeLand will develop a cleanup-specific Community Involvement Plan (CIP) and conduct community engagement activities for this cleanup project. The CIP will provide notice of the ABCA/RAP availability and the



opportunity to provide input; will outline a process for collecting comments and providing written responses to significant comments; will document any changes to the cleanup plan; will outline and identify the location of a formal administrative record; will identify key players and stakeholders; will identify public meeting locations and schedule; and will identify means of outreach, such as flyers, fact sheets, etc. The CIP will be updated throughout the project. Due to the extensive community involvement under the previous Community-wide Assessment grant, the amount of new effort needed will likely be reduced. The City will hold two (2) community meetings to inform and educate the public and seek input concerning planned cleanup activities and reuse of the site; communicate progress; and will develop any necessary printed materials for these meetings. Outreach materials will be written in English and Spanish. Revitalization efforts already have a page and links on the City web site. Information and events related to this grant will be added. The City also has Facebook page which will link to this information. The City will prepare and make available an Administrative Record of all reports and documents including final verification of cleanup completion. Focused outreach efforts will focus on the airport users, occupants of the commercial/manufacturing businesses to the southwest and the subdivisions/residences east of the cleanup site. City staff will seek out and consider concerns that nearby residents and businesses may have with regard to health, safety, and community disruption potentially posed by the proposed cleanup. A copy of the Health and Safety Plan will be available to the public with the CIP. It is expected that the on-site work will occur over a relatively short time period. Appropriate construction standards and health and safety requirements will be followed and explained to the community. The City and its contractor will adjust the timing and the manner of cleanup activities so as not to impact the nearby sensitive populations, including. Mitigation of windborne dirt and dust during the cleanup has been one area of concern to the community on other projects that will be addressed. These communications plans are considered appropriate and effective for the communities in the target area because of their use in and feedback from our assessment grant outreach.

b. Partnerships with Government Agencies

The Florida Department of Environmental Protection (FDEP) oversees the State's Brownfields Redevelopment Program. Primary goals of this program are to reduce public health and environmental hazards on abandoned or underused commercial and industrial sites, and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. DeLand has been working with the FDEP on site eligibility and other assessment grant reviews. DeLand will develop a Brownfields Site Rehabilitation Agreement (BSRA) with FDEP for cleanup of the Navy Dump property under the State's brownfields voluntary cleanup program. The State will identify cleanup standards and other requirements; will oversee cleanup activities; will review final confirmatory sampling results; and, will review and approve any ECs/ICs. DeLand will also partner with the Volusia County Health Department in the evaluation of monitoring/sampling data to determine potential health impacts and in implementing the H&S Plan.



c. Partnerships with Community Organizations

Community Organization Description and Role

Community Organization	Description/Role	Commitment
MainStreet Deland Association	Organizing partners; assisting the City with economic development	Assist with outreach
Spring Hill Community Redevelopment Agency	Facilitate community redevelopment (not part of City government)	Assist with outreach; serve on Advisory Boards
Downtown Community Redevelopment Agency	Facilitate community redevelopment (not part of City government)	Assist with outreach; serve on Advisory Boards
Volusia Manufacturers Association	Trade Association; Provides information, education, and networking opportunities	Assist with identification of redevelopment projects; serve on Advisory Boards
Team Volusia Economic Development Corporation	Public/Private Partnership to attract and recruit new business	Support; Attract new business
Florida Brownfields Association	Volunteer Organization supporting Brownfield reuse	Technical Assistance; Education and Outreach
Career Source Flagler Volusia (CSFV)	Regional Workforce Development Board	Link individuals to potential BF employment

Letters of Commitment

See Attachments

d. Partnerships with Workforce Development Programs

The City is committed to promoting local hiring in its assessment, cleanup, and redevelopment efforts. The City will continue to partner with CareerSource Flagler Volusia (CSFV) to connect workers with job opportunities. In its recent Four-Year Strategic Plan, CSFV committed to working towards meaningful partnerships with businesses in high growth industries that support career pathways through internships and work-based learning opportunities for young adults and providing maximum opportunities for young adults to learn theoretical and practical skills relevant to these careers (<http://www.careersourcefv.com/fv-content/uploads/ApprovedPlan.pdf>). Their plan included a focus on opportunities for young adults residing in public housing, disconnected from school or work or those who are homeless. Though the size of this project is not large, the City and its consultant will look for opportunities to utilize this partnership in the cleanup and redevelopment. Developers/new businesses will be directed to CareerSource for local hiring opportunities. (Letter of Commitment Attached.)

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits

The Navy Dump Parcel is located within the city limits of DeLand on airport property among other commercial uses and just blocks from residential housing. Cleaning up and reusing the vacant parcel and replacing it with a healthy use will have significant benefits for the community. Creating new job opportunities most importantly is one step in



addressing the poverty in DeLand, hopefully as a catalyst for more such opportunities. Reduction in poverty should correlate with social benefits to the City as a whole such as reduction in crime.

Surface runoff from the property to downstream sensitive ecosystems (conservation area, wildlife management area) no longer has the potential to contain contaminated soils (lead, cadmium, other metals) from this site. Threats to groundwater (the primary source of drinking water in City) from site contaminants will be eliminated. Facilitating new business to locate in the city limits, with in-place roads/water/sewer/power infrastructure will reduce pressures to extend utilities, roadways and other public infrastructure outside the City, make most efficient use of land and resources and protect sensitive environmental features. Related benefits are reduction in sprawl and cleaner air (shorter commutes, etc.)

Potential health threats from site contaminants arsenic, lead, cadmium, antimony chromium, aluminum and manganese will be eliminated. These potential health impacts are listed in the Cumulative Public Health Benefits discussion above and include threats to children and fetuses and long-term exposure cancer threats. Public health benefits include reduction in potential for adverse health effects to construction workers, occupants of nearby businesses including those using the airport hangers, and trespassers from site contaminants. Of particular importance is the reduction in threats (windborne soil, contaminated streams and groundwater/drinking water) to the nearby DeLand Highlands and Crestland Estates neighborhoods which are representative of the City's sensitive populations (e.g. families, high percentage of mobile homes, overall low income high minority City population).

b. Economic and Community Benefits

Economic benefits will come primarily from the capital investment (outcome measure) and the jobs created (outcome measure) by the site cleanup and redevelopment into new commercial and small manufacturing businesses. These outcomes can be measured in dollars leveraged and temporary/permanent jobs created. These benefits align perfectly with the DeLand Strategic Plan (See Project Description, above) including the City's most important Strategic Plan goal of creating High Value Jobs, as well as attracting/developing diverse industries with clean jobs. The successful cleanup redevelopment of brownfields within the community, such as the Navy Dump site, will increase property values, increase the ad valorem tax revenues, create jobs, and generate additional sales tax and state income tax revenue (all project outcome measures). The City of DeLand plans to market the cleaned-up Navy Dump site to potential commercial/light manufacturing users as one step in achieving the City's goal of creating High Value Jobs. Benefits include creation of jobs during the remediation, construction and redevelopment process. Putting this property (currently owned by the City) back on the tax rolls will provide much needed revenue to the small City of DeLand and the County. EPA data shows, through fiscal year 2013, \$17.79 was leveraged for each EPA Brownfields dollar and 7.3 jobs leveraged per \$100,000 of EPA brownfields funds expended on assessment, cleanup, and revolving



loan fund cooperative agreements. Another study found that residential property values increased by 5–15.2 percent once a nearby brownfield was assessed or cleaned up. (www.epa.gov/brownfields; November 2016)

5. Programmatic Capability and Past Performance

a. Audit Findings

A financial audit for the fiscal year ending September 30, 2015, was conducted by James Moore & Co., CPA, and submitted January 16, 2016, for the City of DeLand. There were no adverse findings relative to federal or non-federal grants management by the City.

b. Programmatic Capability

The City has a project management system for grant awards that identifies all grant activities involved in completing the brownfields grant projects and how they will be coordinated among City staff and consultants. At project initiation, a brownfields schedule identifies people, agencies, roles, tasks and a timeline for each. Weekly meetings will be held to monitor progress, make adjustments as needed and keep staff up to date.

Belinda Williams-Collins, AICP will serve as the Brownfields Project Director. Ms. Williams Collins has 28 years' experience in city planning, mainly with governments in Volusia County. She has been a Senior Planner for DeLand since 2009 and has been responsible for performing special projects, including downtown planning coordination, assisting with university development and coordination of the Brownfield Program. She has worked extensively with City residents, property and business owners and staff. Technical oversight of the project will be performed by Keith Riger, P.E. In his 22 years with the City, he has been responsible for construction of more than 150 governmental capital projects as well as maintenance, operations, renewal and replacement of public infrastructure for local governments and serves as DeLand's City Engineer/Director of Public Services responsible for public works, stormwater, utilities, engineering and airport divisions. Ms. Williams and Mr. Riger are long-standing employees at the City and turnover is not anticipated to occur. However, were staff changes to occur, the City has systematic overlap in place to ensure grant activities would continue without interruption. Mr. Riger would immediately become Project Director and will provide for a smooth transition should Ms. Williams become unavailable. Financial management and reporting of the grant award will be under the direction of Mr. Kevin Lewis, Finance Director. Mr. Lewis holds a bachelor's degree in Accounting and holds CPA, CGFO and CPFO certifications. He has been a loyal employee at the City since 1988. The Brownfields Program staff have an average tenure of 19 years with very little turnover and 51 years of combined planning experience and has administered many grants, including federal.

Through Florida's Consultants Competitive Negotiation Act (CCNA), the City has procured brownfields consulting & environmental engineering services consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The



City has an internal contracting process and internal controls in place to procure additional contractor support should it be needed. With oversight from the Project Director and key staff the contractor will complete technical analyses and reports, assist with community involvement, complete required cleanup activities, prepare EC/IC documentation and provide technical coordination with FDEP and EPA. The City of DeLand has formal systems in place to replace critical staff and hire additional consultants if needed.

The City will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City has a project management system for grant awards that identifies all grant activities and how they will be coordinated among City staff and consultants. At project initiation, a brownfields schedule identifies people, agencies, consultant/contractors involved, roles, tasks and a timeline for each. Weekly meetings will be held to monitor progress and make adjustments as needed. The City plans to work closely with its consultant, the EPA project manager, FDEP, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output (QAPP, CIP, final ABCA/RAP, cleanup start and cleanup completion) and outcome (acres ready for reuse, dollars leveraged, etc.) measurements, as well as additional ones identified during the course of the project will be tracked. The City will track and measure progress to achieving the goals (outputs/outcomes) and will meet at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. (See Output/Outcome description in Economic and Community Benefits Section above.)

d. Past Performance and Accomplishments

i. Currently or has Ever Received an EPA Brownfields Grant

1. Accomplishments

The City was awarded a community wide assessment grant in FY2013 for \$400,000 which led to the completion of 15 Phase I ESAs, 4 Phase II ESAs, 2 ABCAs, one CIP and a generic QAPP. A community involvement process was put in place which will be modified and used for this cleanup grant. The assessment project was successfully completed with a \$ 288.57 balance on December 20, 2016.

2. Compliance with Grant Requirements

The City has complied with work plans, schedule and terms and conditions for the grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA's ACRES database in an accurate and timely fashion. Project closeout materials will be submitted as required by December 30, 2016.

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: City of Deland, Florida

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X, 5, 6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

FY2017 EPA Cleanup Grant - Threshold Criteria
Navy Dump Parcel, City of DeLand, Florida

- 1. Applicant Eligibility** The City of DeLand, Florida, is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40 CFR Part 31.3.
- 2. Site Ownership** The City of DeLand affirms that it is the sole owner of the Site that is the subject of its cleanup grant proposal as of December 22, 2016. The City of DeLand further affirms that it will retain ownership of the Site until throughout the period of performance of the grant.
- 3. Basic Site Information** Identify: (a) Site Name – Navy Dump Parcel; (b) 163 Old Daytona Road, DeLand, Florida 32720; (c) Current Owner – City of DeLand; and (d) NA.
- 4. Status and History of Contamination at the Site** (a) The Site is contaminated by hazardous substances; (b) Historically, the site was part of the Naval Training Center operation during World War II. It was acquired by the Navy in 1942 was declared as surplus to the War Assets Administration in 1946 and subsequently portions of the property were conveyed to the City of DeLand. The Site is an undeveloped portion of a larger 74 acre DeLand Municipal Airport Property parcel (Parcel ID No. 26-16-30-01-00-0080); (c) subsurface geophysical survey in May 2015 that revealed two (2) isolated areas of suspected and partially buried metallic debris in addition to a separate mounded area of buried debris. The geophysical investigation sited most of the buried debris to be approximately 2 to 6 feet below land surface (bls); (d) the Site is believed to have become contaminated by historical non-regulated dumping of debris.
- 5. Brownfield Site Definition** The City of DeLand affirms that the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.
- 6. Environmental Assessment Required for Cleanup Proposals** A written ASTM E1903-11 compliant Phase II Environmental Site Assessment report was completed on December 2016, by Cardno.
- 7. Enforcement or Other Actions** There are no known ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which funding is sought. The City of DeLand is not aware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the City of DeLand) for the contamination, or hazardous substances at the site, including any liens.
- 8. Sites Requiring a Property-Specific Determination** The subject site does not require a property-specific determination in order to be eligible for funding.
- 9. Site Eligibility and Property Ownership Eligibility**

(a) Property Ownership Eligibility – Hazardous Substance Sites

(1) CERCLA §107 Liability

The City of DeLand affirms that it is not potentially liable for contamination at the site under CERCLA §107 and is eligible for CERCLA liability protections or defenses under Third Party Defense CERCLA §107 (b)(3) “Innocent Landowner”. The City does not know when or how the contamination occurred. Historically, the site was part of the Naval Training Center operation during World War II. It was acquired by the Navy in 1942 was declared as surplus to the War Assets Administration in 1946 and subsequently portions of the property were conveyed to the City of DeLand. The basis for this defense is that:

- Contamination was caused solely by a third party;
- Disposal of material on the property was not in connection with any contractual relationship with the City of Deland;
- The City of DeLand exercised due care by fencing the property with entry controls to prevent any disturbance of the contamination and prevent access by unauthorized persons;
- The City of DeLand took precautions against foreseeable acts, again by limiting access to the property.

(2) Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

- i) The City of DeLand acquired the subject site through transfer from the War Assets Administration after WWII;
- ii) The City of DeLand acquired the subject site immediately after WWII (1946);
- iii) The City of DeLand has fee simple ownership of the site;
- iv) The City of DeLand acquired ownership from the US Navy via the War Assets Administration; and
- v) The City of DeLand affirms that it has no, and has not had, any familial, contractual, corporate, or financial relationships or affiliations with prior owners or operators (or other potentially responsible parties) of the property.

b. Timing and/or Contribution Toward Hazardous Substances Disposal

The City of DeLand is unaware of the timing of disposal of hazardous substances at the site and further states that the City of DeLand neither caused nor contributed to any release of hazardous substances at the site. The City of DeLand affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c. Pre-Purchase Inquiry

The City of DeLand performed pre-purchase inquiry that was usual and costmary at the time the City acquired the property from the War Assets Administration.

d. Post-Acquisition Uses

Since the City of DeLand acquired ownership, through the present, the site (Navy Dump Parcel) has remained vacant with no active or passive uses.

e. Continuing Obligations

The City of DeLand has exercised the following specific appropriate care with respect to hazardous substances found at the site by taking reasonable steps to:

- i) stop any continuing releases. There are no continuing releases from the site and there were none at the time of property acquisition. No commercial or other activities are ongoing at the location of the Navy Dump Parcel site that would generate contamination;
- ii) prevent any threatened future release. A future release is not threatened as contamination is below land surface, is not believed to be impacting groundwater off-site, and access is restricted by fencing; and
- iii) prevent or limit exposure to any previously released hazardous substance. The property is within a fenced area with controlled access.

The City of DeLand confirms its commitment to: comply with all land-use restrictions and institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

10. Cleanup Authority and Oversight Structure

a. All remedial activities at the site will be conducted in compliance with applicable laws and regulations that govern remediation projects. For this project, Florida Department of Environmental Protection (FDEP) Chapter 62-780 F.A.C. "Contaminant Cleanup Target Levels", Table I, "Groundwater and Surface Water Cleanup Target Levels", Table II, "Soil Cleanup Target Levels (SCTLs)" will apply. The City of DeLand will negotiate a Brownfields Site Rehabilitation Agreement (BSRA) for cleanup of properties under the Florida Brownfields law. The City of DeLand has contracted for the services of a qualified engineering firm experienced in Brownfields redevelopment to perform cleanup oversight activities and related services. The selected firm was procured in full compliance with the federal procurement provisions of 2 CFR 200.317 through 200.326. A detailed scope of work for cleanup activities will be developed based on previous assessment results upon notification of award of this grant.

The City of DeLand will develop a Generic Quality Assurance Project Plan and a Site-Specific Quality Assurance Project Plan as required by EPA Region IV prior to initiating any confirmatory sampling activities on the site. The City of DeLand will provide general project oversight and environmental coordination through its selected, qualified environmental engineering firm. The Florida DEP will also provide technical review of all remedial documents. The City of DeLand will comply with all applicable federal and state laws and ensure that the cleanup protects human health and the environment.

b. Regarding potential impact to adjacent or neighboring properties, the City of DeLand will continue to work closely with the community to develop a cleanup plan to minimize inconvenience to neighboring residents and businesses (sports complex, airport). The City of DeLand will hold information meetings for surrounding businesses and residents prior to commencement of cleanup activities in order to receive input on this topic. The subject property is located on Old Daytona Road with adequate site access and it is not anticipated that remedial activities or installation of remediation equipment will cause disruptions of business or adjacent residential properties. Site access from adjacent property owners will not be required. An OSHA health and safety plan will be developed

to insure that potential health and safety issues will be addressed for workers and the surrounding community.

11. Statutory Cost Share

a) The City of DeLand will meet the required cost share (\$40,000). The City has committed personnel labor, materials, and equipment in addition to limited general budget funds to augment award funds and leverage for in-kind services.

b) Not applicable. The City of DeLand is not requesting a hardship waiver of the cost share.

12. Community Notification

The City of DeLand understands that community engagement is the cornerstone of the Brownfield Program in ensuring successful cleanup and redevelopment of brownfield projects. The City of DeLand held a public meeting to provide the community with notice of its intent to apply for this EPA Brownfield Grant and allow the community an opportunity to comment on the draft proposal on December 5, 2016 at 5:15 p.m. at City Hall. A public notice was posted at City Hall, public information board and on the City's webpage on November 23rd and will remain until December 30, 2016. The public notices and webpage advertisement clearly indicated that a copy of the draft proposal and accompanying ABCA were available for public review at City Hall located at 120 South Florida Avenue, DeLand, Florida. Copies of the proposal were made available at City Hall, 1st Floor, in the Planning Department and at the public meeting for public comment starting on December 5, 2016. The draft proposal included, as an attachment, a draft analysis of brownfield cleanup alternatives (ABCA) which summarized information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. Community postings, meeting agendas and notes are provided in **Attachments**, no comments or concerns were received from the public. The draft ABCA also included information on the effectiveness, the ability of the grantee to implement each alternative, the cost of each proposed cleanup alternative and an analysis of the reasonableness of the various cleanup alternatives considered, including the one chosen. A copy of the ABCA is contained in **Attachments**.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of DeLand

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000307

*** c. Organizational DUNS:**

1556012970000

d. Address:

*** Street1:**

120 South Florida Avenue

Street2:

*** City:**

DeLand

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32720-5422

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Theresa

Middle Name:

E

*** Last Name:**

Brooks

Suffix:

Title:

Grants Coordinator

Organizational Affiliation:

*** Telephone Number:**

386-717-9050

Fax Number:

*** Email:**

brookst@deland.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

O: Private Institution of Higher Education

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of DeLand FY 2017 Brownsfield Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

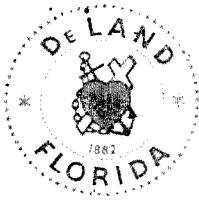
Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



City of DeLand

"The Athens of Florida"

www.deland.org

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, Georgia 30303-8960

December 19, 2016

RE: FY2017 EPA Brownfields Cleanup Grant Application – Needle Park

Dear Ms. Alfano:

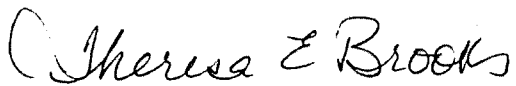
The City of DeLand, Florida is pleased to submit the enclosed application to the FY 2017 US EPA Brownfields Program for a Brownfield Cleanup Grant in the amount of \$200,000.

Required Information	
a. Applicant Information:	City of DeLand 120 South Florida Avenue DeLand, Florida 32720-5422
b. Funding Request:	i. Grant type: Cleanup ii. Federal funds requested: \$200,000 iii. Contamination: Hazardous Substances \$200,000
c. Location:	DeLand, Volusia County, Florida
d. Property Information:	Needle Park Parcel/Airport Property 1777 Langley Avenue DeLand, Florida 32724-2182
e. Contacts:	i. Project Director: Belinda Williams-Collins Brownfields Project Coordinator City of DeLand 120 South Florida Avenue DeLand, Florida 32720-5422 Collinsb@deland.org
	ii. Highest Ranking Official: Michael Pleus City Manager 120 South Florida Avenue DeLand, Florida 32720-5422 (386) 626-7107
f. Population:	i. Population: 27,031 ii. Target area population: 27,031 (Suburban Stats; 2015-2016) https://suburbanstats.org

Ms. Barbara Alfano
December 19, 2016
Page Two

The City of DeLand appreciates the opportunity to apply for FY 17 EPA Brownfields Cleanup Grant funding to support environmental justice efforts and restoration of economic vitality in our community. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Theresa E Brooks". The signature is written in dark ink and is positioned above the printed name and title.

Theresa E. Brooks
Grants Coordinator



1. Community Need

a. Target Community and Brownfields

Community and Target Area Descriptions

This proposal is submitted for funding of cleanup activities at the **Needle Park Parcel** at DeLand Municipal Airport in the City of DeLand, Florida. \$200,000 in Hazardous funding is requested. This is a 205 acre parcel a portion of which ("the site") is contaminated with hazardous substances. The planned future use of the cleanup site is an expansion of an adjacent park/ball field complex and extension of a city-wide bike trail. **The targeted community for this grant is the whole City of DeLand based on its small geographic size (approximately 17 square miles) and small population (less than 30,000); plus the future use will benefit the whole community.**

The City of DeLand is located approximately 25 miles northeast of Orlando and approximately 25 miles southwest of Daytona Beach in southwest Volusia County, Florida. The 2014 population was 27,872. DeLand is the county seat as well as a college town, with Stetson University's campus classified as a National Historic District. The downtown has been recognized as a national MainStreet DeLand community. DeLand holds tightly to its small town feel while surrounded by larger cities that have high transient and tourist populations.

The site to be cleaned up and surrounding property were the location of a former Naval Training Center during World War II. The property was acquired for use by the U.S. Navy in 1942 and was declared as surplus to the War Assets Administration in 1946. At that time, the property was conveyed to the City of DeLand for a public airport. Today the Deland airport has also become a sky diving Mecca. Land uses surrounding the airport include the City's Industrial Park and other industries, subdivisions and other residences, undeveloped land and a park/recreation complex. Several other brownfield sites and one Superfund site are located on or near the airport property.

Demographic Information and Indicators of Need

DEMOGRAPHICS¹	DeLand	Volusia County	Florida	USA
Population	27,872	498,981	19,361,792	314,107,084
Children	6,315 (22.7%)	91,796 (18.4%)	4,562,573 (23.6%)	79,543,013 (25.3%)
Female	14,926 (53.6%)	255,812 (51.3%)	9,897,141 (51.1%)	159,591,925 (50.8%)
Minority ²	10,002 (35.9%)	128,686 (25.8%)	8,403,112 (43.4%)	116,947,692 (37.2%)
African-American	4,381 (15.7%)	52,132 (10.4%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic	4,129 (14.8%)	58,558 (11.7%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Asian	824 (3.0%)	8,293 (1.7%)	482,166 (2.5%)	15,536,209 (4.9%)
Poverty Rate	21.2%	17.6%	16.7%	15.6%
Unemployment ³	5.6%	5.5%	6.5%	5.8%
Per Capita Income	\$20,626	\$23,844	\$26,499	\$28,555
Median Household Income	\$37,417	\$41,714	\$47,212	\$53,482

Source: ¹2014 American Community Survey (ACS) (factfinder.census.gov/); ²2014 ACS "minority" is defined as census reported "race and ethnicity as something other than non-Hispanic white alone"; ³unemployment values taken from 2014 ACS rather than BLS to allow comparison from national down to the city level (monthly BLS values are not calculated down to the city level).



Key demographic data supporting the need for federal funds for this cleanup are the income and poverty statistics for the City of DeLand. **The city poverty rate is 36% higher than the national average and 20% higher than the county it sits in. Median household income is only 70% of the national average.** Also of note is that the minority population is significantly larger in the city than in Volusia County (35.9% v. 25.8%), indicating a concentration of both poverty and minority populations in the city boundaries. The city population also reflects a higher percentage of children than the county at large. As shown in the Demographic Table below, DeLand is a very diverse city with a significant African American and Hispanic/Latino citizenry. The proposed reuse of this cleanup site will benefit the whole city population.

Brownfields and their Impacts

The site consists of approximately 20 acres which are part of a larger parcel located on DeLand Municipal Airport property. Soil samples exhibited concentrations of Arsenic and Barium above applicable Florida Department of Environmental Protection (FDEP) Soil Direct Exposure Residential (SDER) limit standards. Soil samples exhibited concentrations of Cadmium, Antimony, Chromium, Copper and Lead above FDEP Leachability Based on Groundwater Criteria (LBGC) limits.

The site is located on DeLand Municipal Airport property and was the location of a Naval Training Center during World War II. The site is immediately adjacent to a park/sports complex consisting of five baseball/softball fields and three soccer/football fields with parking and other amenities. The DeLand Highlands and Crestland Estates Subdivisions, consisting of approximately 200 homes, are located less than a mile due east of the site. The Phase I EDR Radius Map Report shows one (1) public water supply well and 20 private wells within less than a mile from the site.

Real or perceived negative environmental impacts to the community include risks to trespassers and any workers that may have reason to be in the area (including future construction workers) and both environmental and public health impacts from migration of contaminants off-site via air, groundwater and surface water pathways. Overall impacts to the community from these sites and other brownfields sites are discussed further below and include real and perceived restrictions on public and private uses, including future economic development which is much needed in the area.

As part of the City's assessment grant 49 properties were inventoried; 19 had potential contaminant releases; nine (9) petroleum, one (1) each solvents, lead, PCBs, TCE/PCE, and one "other". Several of these properties were in the airport area. 15 Phase I ESAs and four (4) Phase II ESAs were completed.

One brownfield site, "Navy Dump", is located on a different parcel of the Municipal Airport property, south of this site across an airport runway/taxiway. This site is adjacent to aircraft hangers, a commercial/light manufacturing business park and nearby residential subdivisions. A Phase I assessment observed the presence of debris, such as tires, fencing, glass jars, and tar-like material (believed to be fuel from a tank at former



incinerator location) within the east-central portion of the subject property. A separate cleanup is proposed for this parcel.

A 2015 Phase I (Navy Dump) ESA database finding identified Leaking Underground Storage Tanks (LUST) related to the Blackwing Inc. facility located at 1300 Flight Line Boulevard at DeLand City Airport. Chloroform and carbon tetrachloride) were found above FDEP Cleanup Levels in an on-site monitoring well located at the source area. Another Phase I ESA finding identified closure of two Underground Storage Tanks at DeLand Municipal Airport where samples of soil and groundwater were collected during tank removal. Toluene, ethylbenzene, and xylenes in soil, and MTBE in groundwater were detected.

b. Welfare, Environmental and Public Health Impacts

Welfare Impacts

Due to its relatively small population and size, only 17 square miles, the target area is the City as a whole. In part due to the presence of brownfields, two areas in the City, Downtown and Spring Hill, have been designated as community Redevelopment Areas (CRAs). Under Florida law to achieve this designation the area must meet the definition of blighted. Blighted, abandoned and vacant brownfield properties attract vagrancy and crime, increasing local costs for policing. The violent crime rate in Volusia County is 486.8 per 100,000 compared to 372.6 in the US (2015 data; fdle.state.fl.us; ucr.fbi.gov). These properties also provide opportunities for drug trafficking which is a major health problem here and throughout the nation (increasing local health care costs). CDC lists Volusia County in its least favorable quartile (2015 data) on a peer-to-peer rating for: Inadequate Social Support; On-time-HS graduation; and, Poverty. (cdc.gov/communityhealth) In addition, the real estate in the neighborhoods nearest to the site (DeLand Highlands) consists of more mobile homes than 98.1% of all neighborhoods in America, with 40.6% of the occupied housing here being classified as mobile homes (www.neighborhoodscout.com). This may be an indicator of income level, reinforcing the statistics on sensitive populations impacted by brownfields and other sources of contamination in the area.

Cumulative Environmental Issues

The property drains to Little Haw Creek which empties into wetlands contiguous with the Clark Bay Conservation area and the Tomoka Wildlife Management Area. Contamination from the site (certain metals such as copper are toxic to aquatic life) is likely to migrate to these sensitive ecosystems. Approximately one mile from the cleanup site is the **Sherwood Industries Superfund Site**, with identified releases of: acetone; benzene; arsenic, lead and other metals; polycyclic aromatic hydrocarbons (PAHs); volatile organic compounds (VOCs). In operation since 1959, the facility disposed of liquid and sludge waste on site contaminating groundwater, soils and nearby lake sediments. The contamination also impacted residential drinking water wells. Majority of cleanup was complete in 1997; groundwater treatment is ongoing; groundwater, private well water and fish tissue monitoring is ongoing.



Cumulative Public Health Impacts

Contaminants of concern at the Needle Park site and potential health effects are described in the chart below:

Contaminant	Health Effects https://www.atsdr.cdc.gov/toxfaqs
Arsenic	Exposure to lower levels can cause decreased production of red and white blood cells, abnormal heart rhythm; in children may result in lower IQ scores; can injure pregnant women or their unborn babies; inorganic arsenic is a known human carcinogen (EPA).
Barium	May cause vomiting, abdominal cramps, diarrhea, difficulties in breathing, increased or decreased blood pressure, numbness around the face, and muscle weakness.
Cadmium	Long-term exposure to lower levels of cadmium in air, food, or water leads to a buildup of cadmium in the kidneys and possible kidney disease; lung damage and fragile bones; probable human carcinogen (EPA).
Antimony	Potential for lung, heart, liver, and kidney damage.
Chromium	Breathing problems, such as asthma, cough, shortness of breath, or wheezing; irritation and ulcers in the stomach and small intestine and anemia; chromium (VI) compounds are known human carcinogens (EPA).
Copper	Breathing high levels of copper can cause irritation of your nose and throat. Ingesting high levels of copper can cause nausea, vomiting, and diarrhea.
Lead	Decreased functions of the nervous system; increases in blood pressure, particularly in older people and anemia; high lead levels can severely damage the brain and kidneys; premature births, smaller babies, decreased mental ability in the infant, learning difficulties, and reduced growth in young children; probable human carcinogen (EPA).

49 properties were inventoried as part of the City's assessment grant; 19 had potential contaminant releases; nine (9) petroleum, one (1) each solvents, lead, PCBs, TCE/PCE, and one "other". The Sherwood Industries Superfund Site is located near the Municipal Airport with identified releases of: acetone; benzene; arsenic, lead and other metals; polycyclic aromatic hydrocarbons (PAHs); volatile organic compounds (VOCs). All have potential adverse human health effects.

The proximity of the Airport to the adjacent residential neighborhood and recreation fields is also a concern due to potential exposure from aviation pollutants and general noise issues. The area of greatest contamination risk is about 12 miles around the field and 20 miles or more downwind. The number of people exposed to aviation pollutants and who are affected in an airport's vicinity can be significant (<http://www.lead.org.au/Lanv7n3/L73-4.html>).

Sensitive populations in the target area include children, minorities and those living in poverty. These population groups are at greater environmental risk factors for health because they tend to live in older, substandard housing, with exposure to lead paint and potentially asbestos. CDC's - Community Health Status Indicators (CHSI) tool allows the health status of individual counties to be compared to those of "peer" counties across the



U.S. Volusia County is listed in the Worst (least favorable quartile, 2015 data) for: **Adult Asthma; Adult Overall Health Status; Cancer Deaths; Chronic Lower Respiratory Disease Deaths; Chronic Kidney Disease Deaths.** Volusia County has **no indicators in the most favorable quartile.** (cdc.gov/communityhealth) While no direct connection can be made to site contaminants, reduction in the overburdening of the City's low income minority population by cumulative environmental stressors and related blight/poverty is one goal of the DeLand Brownfield Program. Cleanup of this site will contribute to achieving this goal.

c. **Financial Need**

i. Economic Conditions

The relatively small population (less than 30,000), low median household income and high poverty rate make it difficult to fund a brownfield program and cleanup brownfield sites without additional help. The City's median household income at \$37,417 is only 70% of that for the US as a whole. The City's poverty rate at 21.2% is 1.36 times higher than the nation's. Both of these factors limit the City's ability to raise revenues to support local services much less hazardous waste cleanup on vacant lands. In addition, the existence of pockets of poverty create a higher demand on local services which become a priority for local budgets. The City does not have a tax base or other resources to fully fund its brownfield program, in addition to meeting other needs. Local property taxes in Florida are constrained in several ways, including capping property assessments for long-term residents; moreover, while personal income tax is usually the largest source of tax-based revenue for most US states, Florida has no state income tax for the state and cities to utilize. Local taxing and spending is a major part of Florida government operations. More than half of all Florida government revenue (53.6 percent) is raised at the local level, one of the highest shares in the nation. According to 2016 survey by Tax Watch, Volusia County was 21 out of 67 counties in property tax levies per capita. An interesting survey from the same source (June 2016 data), shows city governments in Florida spend only 4.1% of their revenue on economic development compared to 30.5 % on public safety and courts, a figure often dictated by crime, poverty and blight, factors related to brownfields. (floridatxwatch.org)

A series of natural disasters have further strained the local economy and City budget. Following tornados in 2006/2007 (the second deadliest outbreak in Florida history), Tropical Storm Fay impacted DeLand on August 18-24, 2008.

An unnamed storm on May 18-23, 2009 caused major flooding issues, with 5 days of rain; 4,213 people applied for FEMA aid. Preliminary estimates put flood damage at \$52 million in Volusia, the worst-hit county, where some 976 buildings reportedly suffered damage. **Lastly, Hurricane Mathew struck Deland and Volusia County in October 2016 with Category 3 force winds and extensive rainfall/flooding and infrastructure damage, and causing nearly \$15 million in damage to private homes in its wake (FEMA DR-4283). Estimates are still being finalized but are expected for the county to be in the tens or hundreds of millions of dollars.**



ii. Economic Effects of Brownfields

Key economic statistics presented in the demographic table above demonstrate the high poverty rate (21.2 %) and low median household income (\$37,417) in the City. The loss of a vibrant downtown commercial district and the presence of vacant or underutilized brownfield properties is reflected in the depressed value of housing in the City. Approximately 21% of owner-occupied housing units in DeLand are valued under \$50,000. After applying the homestead exemption these properties produce no property tax revenues. Over 19% of all housing units are vacant. (factfinder.census.gov; 2014 data). These properties do not generate tax or rental/sales revenue, do not produce or offer jobs or provide services to the community. The same can be said of vacant or underutilized commercial and industrial properties. Hence, it can be difficult to entice potential investors to participate in area projects. As presented above, in part due to the presence of brownfields, two areas in the City including the downtown have been designated as Community Redevelopment Areas (CRAs). Under Florida law to achieve this designation the area must have met the definition of "blighted". Abandoned and vacant brownfield properties attract vagrancy and crime, increasing local costs for policing. The violent crime rate in Volusia County is 486.8 per 100,000 compared to 372.6 in the US (2015 data; fdle.state.fl.us; ucr.fbi.gov).

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Needle Park site and surrounding property were the location of a Naval Training Center during World War II. In 1946, the property was conveyed to the City of DeLand for a public airport. The site is less than 20 acres in size, part of a larger property initially investigated. The majority of site is wooded; the topography is generally flat. No structures are on the site. The site is bounded to the immediate north by Sperling Park Sports Complex (baseball/softball and soccer/football fields); to the east by undeveloped airport property; and to the south and west by airport runways and taxiways. The DeLand Highlands and Crestland Estates Subdivisions, consisting of approximately 200 homes, are located less than a mile due east of the site. Information from the airport manager revealed that medical supply waste was dumped on a portion of the site at some time. The Phase I records search shows an aviation fuel spill response site and a closed Class III Landfill in the immediate vicinity of the site. Phase II sampling investigations identified Arsenic and Barium above FDEP soil direct exposure limits and Cadmium, Antimony, Chromium, Copper, and Lead above FDEP limits based leachability to groundwater.

ii. Proposed Cleanup Plan

The remedy best suited to achieve the goals of protecting human health and the environment at this site includes **source removal, including excavating buried metal debris and contaminated soils, with subsequent disposal in an approved landfill, in addition to installation of temporary monitor wells** around the perimeter of the site to confirm the horizontal and vertical extent of impacted groundwater. Removal of metals sources and metals impacted soil would potentially expedite the groundwater concentrations to below FDEP Natural Attenuation Default Concentrations (NADCs),



considering any groundwater contamination at the Site. This will be confirmed with post remedial sampling. A "Site Rehabilitation Completion Report" will be prepared and submitted to FDEP **with recommendations for site closure with groundwater use restrictions (i.e. institutional controls)** in compliance with risk management options for direct exposure as specified criteria in Florida Administrative Code (F.A.C.). Subsequently, institutional control documentation and a draft "Declaration of Restrictive Covenant" will be prepared. Based on the geography and climate of the site, changing temperature, rising sea levels, wildfires, changing dates of ground thaw/freezing, changing ecological zone and saltwater intrusion are not likely to significantly affect the subsurface impacted media. A final remedy will be selected after public input.

iii. Alignment with Revitalization Plans

After cleanup of the contamination, the Needle Park property will be redeveloped as an expansion to the neighboring Sperling Park Sports Complex with an added connection to a City/County system of bike paths (subject to public input). The redevelopment will make use of existing infrastructure by expanding an existing recreation complex with its roads and water/wastewater connections rather than developing a new complex possibly in greenfield (undeveloped) areas). Changing this vacant parcel to a park/recreation reuse the City will also develop a connection of the recreation complex (and its existing parking and other amenities) to the existing US92 Bike Trail. This bike trail runs along northern DeLand and connects to the developing citywide and county-wide system of dedicated bike trails including the planned connection to the Spring to Spring Trail, linking the City to inland waterways. (To date, Volusia County has completed several segments of the trail totaling nearly 15 miles.) The bike trail project is included in Priority 2 of the DeLand Greenway Bicycle and Pedestrian Master Plan. The project is also consistent with the City's Strategic Plan. The DeLand Annual Budget document (FY 2017) links the City's budget priorities to the DeLand Strategic Plan and serves as an annual update to the Strategic Plan. The Budget and Strategic Plan Vision statement and the Guiding Principles include the following:

"1. Community - We will develop and implement programs and services that enhance the small town atmosphere and quality of life in DeLand by maintaining and / or developing:

- a community of beautiful and safe neighborhoods, all with easily accessible public space, green space and bike and pedestrian friendly design;
- infrastructure that provides interconnection between all community neighborhoods;
- services or infrastructure which help our community and residents remain healthy and mobile."

The cleanup and reuse of the Needle Park property will incorporate equitable development practices or sustainable and equitable approaches (such as the HUD-DOT-EPA Livability Principles) by:

- improving access by residents to greenspace and recreational property; and
- reducing toxicity, illegal dumping, and blighted vacant parcels.

The proposed project includes sustainable development approaches such as making communities more attractive, providing open space amenities adjacent to existing neighborhoods, and contributing to community walkability/biking. Sustainability will be enhanced by the City's plan to incorporate on-site stormwater management via green



infrastructure. Equitable approaches are reflected in the availability of this recreation amenity to the DeLand City residents including a significant low-income, minority population.

b. Task Descriptions and Budget Table

Task Descriptions

Task 1: Development of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety Plan - \$3,500 has been budgeted for the preparation by the consultant of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety (H&S) Plan, consistent with EPA Region IV QAPP guidelines and FDEP Standard Operating Procedures. A Generic QAPP has already been prepared and approved under the previous USEPA Brownfields Assessment Grant.

Task 2: Final Analysis of Brownfields Cleanup Alternatives (ABCA)/FDEP Approved Remedial Action Plan (RAP) - \$20,000 is budgeted in this category for consultant costs finalizing the Draft ABCA and the completion of a Remedial Action Plan (RAP) (or its equivalent) under the Florida Brownfields Cleanup Criteria rule and to document compliance with the FDEP site-specific cleanup levels. The RAP will include calculations on the overall extent of the surface soil contamination and calculations on the amount of material that will be removed and replaced. These costs also include coordination with the FDEP.

Task 3: Remedial Activities & Confirmatory Sampling - \$200,000 is budgeted for consultant and cleanup contractor costs. Anticipated costs are outlined below:

Task I: Confirmatory Soil Sampling Activities

Labor	\$ 10,000
Laboratory Analytical Costs	\$ 8,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 2,500

Task II: Well Installation / Confirmatory Groundwater Sampling Activities

Labor	\$ 10,000
Sub-contractor (Well Drillers)	\$ 8,000
Laboratory Analytical Costs	\$ 6,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 3,500

Task III: Solid Medical Waste Removal / Source / Soil Removal Activities

Labor	\$ 15,000
Sub-contractor (Excavation /Disposal of 132 tons @ 190/ton)	\$ 25,000
C&D Transport / Disposal Costs	\$ 20,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 3,500

Task IV: Confirmation Sampling / Backfill / Compaction

Labor	\$ 15,000
Sub-contractor (Excavation)	\$ 51,000
Sub-contractor (Backfill, Compaction of 666 cu/yds @ 12/cy)	\$ 8,000
Expenses (rental, shipping, mileage, consumables, etc.)	\$ 3,500

Task V: Submittal of Restrictive Covenant EC/IC Documents

Labor, Legal, and Filing Fees	<u>\$ 11,000</u>
<u>Total Estimated Costs</u>	<u>\$200,000</u>



Task 4: Programmatic Support, Community Involvement Plan and Outreach - \$16,500 has been budgeted for this task. The City of DeLand staff will actively manage this project and will utilize consultant support to include completing EPA quarterly reports, MBE/WBE forms, EPA property profile form/ACRES data entry, and other activities necessary to maintain compliance with EPA cooperative agreement terms and conditions. Due to the extensive community involvement under the previous Community-wide Assessment grant, the amount of new effort needed will likely be reduced. This Task is budgeted to include - development of a cleanup-specific Community Involvement Plan (CIP); dissemination of information and receive feedback from the community and stakeholders regarding the ABCA/RAP; hold two (2) community meetings to inform and receive community input concerning planned cleanup activities and reuse of the site; and develop any necessary printed materials for these meetings (\$500 budgeted for supplies). The City has made the decision to budget the majority of the funding towards actual remediation and has decided to request a limited budget for travel to conferences or workshops. (\$1,000 in travel dollars have been set aside for the National Brownfields Conference). Not included in this budget, the City Of DeLand has committed general revenue funds for in-kind services of staff administering the grant and conducting community outreach.

The City's Project Manager plans to work closely with its consultant, the EPA project manager, FDEP, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output (QAPP, CIP, final ABCA/RAP, cleanup start and cleanup completion, final report and institutional controls documentation) and outcome (acres ready for reuse, jobs created, dollars leveraged, etc.) measurements, as well as additional ones identified during the course of the project will be tracked. The City staff will track and measure progress to achieving the goals and will confer at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. In addition, the Project Manager will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

Budget Table

Budget Categories	Task 1 QAPP & H&S Plan	Task 2 Final ABCA/ Remedial Action Plan	Task 3 Cleanup Activities Confirmatory Sampling	Task 4 Programmatic Support/CIP/ Outreach	TOTAL
Personnel & Fringe Benefits					\$0
Travel				\$1,000	\$1,000
Supplies				\$500	\$500
Contractual	\$3,500	\$20,000	\$200,000	\$15,000	\$238,500
Total	\$3,500	\$20,000	\$200,000	\$16,500	\$240,000
Total Federal Funding					\$200,000
Local Cost Share					\$40,000



c. Ability to Leverage

Based on the Environmental Site Assessments and review of the draft Analysis of Brownfields Cleanup Alternatives (including estimated quantities), the \$240,000 budget is expected to be sufficient to complete this cleanup project. The City is prepared to use general funds if quantities currently estimated for source removal and backfill are exceeded. City funds will also be used for the ballpark expansion. Florida DEP also has funds available for limited source removal through their Brownfields 128(a) Program, in the unlikely event that additional cleanup is needed. The City of DeLand has been successful on multiple projects in leveraging and combining external sources of funding.

3. Community Engagement and Partnerships

a. Engaging the Community

The City has created a Brownfields Advisory Board (BAB) in accordance with Florida Brownfields Redevelopment Act (Chapter 376.84(4) F.S.). The BAB is utilized for the community involvement/awareness module for the City's brownfields program and would keep the public involved/aware of any ongoing remedial projects. The City has developed and implemented a city-wide Community Involvement Plan in accordance with the Florida Brownfields Redevelopment Act. The City of DeLand will develop a cleanup-specific Community Involvement Plan (CIP) and conduct community engagement activities for this cleanup project. The CIP will provide notice of the ABCA/RAP availability and the opportunity to provide input; will outline a process for collecting comments and providing written responses to significant comments; will document any changes to the cleanup plan; will outline and identify the location of a formal administrative record; will identify key players and stakeholders; will identify public meeting locations and schedule; and will identify means of outreach, such as flyers, fact sheets, etc. The CIP will be updated throughout the project. Due to the extensive community involvement under the previous Community-wide Assessment grant, the amount of new effort needed will likely be reduced. The City will hold two (2) community meetings to inform and educate the public and seek input concerning planned cleanup activities and reuse of the site; communicate progress; and will develop any necessary printed materials for these meetings. Outreach materials will be written in English and Spanish. Revitalization efforts already have a page and links on the City web site. Information and events related to this grant will be added. The City also has Facebook page which will link to this information. Focused outreach efforts will focus on the users of Sperling Park Sports Complex and the subdivisions/residences north and east of the cleanup site and park. City staff will seek out and consider concerns that local residents may have with regard to health, safety, and community disruption potentially posed by the proposed cleanup. A copy of the Health and Safety Plan will be available to the residents with the CIP. It is expected that the on-site work will occur over a relatively short time period. Appropriate construction standards and health and safety requirements will be followed and explained to the community. The City and its contractor will adjust the timing and the manner of cleanup activities so as not to impact the nearby sensitive populations, including the youth and other users of the Sperling Park Sports Complex. Mitigation of windborne dirt and dust during the cleanup is one area of concern to the community that will be addressed.



These communications plans are considered appropriate and effective for the communities in the target area because of their use in and feedback from our assessment grant outreach.

b. Partnerships with Government Agencies

The Florida Department of Environmental Protection (FDEP) oversees the State's Brownfields Redevelopment Program. Primary goals of this program are to reduce public health and environmental hazards on abandoned or underused commercial and industrial sites, and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. DeLand has been working with the FDEP on site eligibility and other assessment grant reviews. DeLand will develop a Brownfields Site Rehabilitation Agreement (BSRA) with FDEP for cleanup of the Needle Park property under the State's brownfields voluntary cleanup program. The State will identify cleanup standards and other requirements; will oversee cleanup activities; will review final confirmatory sampling results; and, will review and approve any ECs/ICs. DeLand will also partner with the Volusia County Health Department in the evaluation of monitoring/sampling data to determine potential health impacts and in implementing the H&S Plan.

c. Partnerships with Community Organizations

Community Organization Description and Role

Community Organization	Description/Role	Commitment
MainStreet Deland Association	Organizing partners and assisting the City with economic development	Assist with outreach
Spring Hill Community Redevelopment Agency	Facilitate community redevelopment (not part of City government)	Assist with outreach; serve on Advisory Boards
Downtown Community Redevelopment Agency	Facilitate community redevelopment (not part of City government)	Assist with outreach; serve on Advisory Boards
Volusia Manufacturers Association	Trade Association; Provides information, education, and networking opportunities	Assist with identification of redevelopment projects; serve on Advisory Boards
Team Volusia Economic Development Corporation	Public/Private Partnership to attract and recruit new business	Support; Attract new business a part of overall Brownfield Program

Letters of Commitment

See Appendix



d. Partnerships with Workforce Development Programs

The City is committed to promoting local hiring in its assessment, cleanup, and redevelopment efforts. The City will continue to partner with CareerSource Flagler Volusia (CSFV) to connect workers with job opportunities. In its recent Four-Year Strategic Plan, CSFV committed to working towards meaningful partnerships with businesses in high growth industries that support career pathways through internships and work-based learning opportunities for young adults and providing maximum opportunities for young adults to learn theoretical and practical skills relevant to these careers (<http://www.careersourcefv.com/fv-content/uploads/ApprovedPlan.pdf>). Their plan included a focus on opportunities for young adults residing in public housing, disconnected from school or work or those who are homeless. Though the size of this project is not large, the City and its consultant will look for opportunities to utilize this partnership in the cleanup and redevelopment.

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits

The proposed reuse of the cleanup site is expansion of the next-door park/sports complex and extension of the City's bicycle trail. Physical activity has been shown to improve mental health and mood. Regular physical activity can help keep thinking, learning, and judgment skills sharp as you age. It can also reduce the risk of depression. (cdc.gov/physicalactivity) Opportunities for recreation for youth in this low income, high poverty community may also have side benefits including reduction in idle time and crime. Surface runoff from the property to downstream sensitive ecosystems (conservation area, wildlife management area) no longer has the potential to contain contaminated soils (copper, lead, arsenic, other metals) from this site. Threats to groundwater (the primary source of drinking water in City) from site contaminants will be eliminated. Health disparities in Volusia County are listed in the Cumulative Public Health Impacts discussion above and include threats to children and fetuses, asthma, kidney disease, and long-term exposure cancer threats. Potential health threats from site contaminants arsenic (cancer), lead (kidney disease), barium, cadmium (kidney disease, lung damage), antimony (kidney damage), chromium (asthma, cancer), and copper will be eliminated. Public health benefits include reduction in potential for adverse health effects to construction workers, occupants of nearby businesses including those using the airport hangers, and trespassers from site contaminants. Of particular importance is the reduction in threats (windborne soil, contaminated streams and groundwater/drinking water) to the nearby DeLand Highlands and Crestland Estates neighborhoods which are representative of the City's sensitive populations (e.g. families, high percentage of mobile homes, overall low income high minority City population). Health benefits, physical/mental/social, will accrue by increased opportunities for recreation and exercise both at the Sperling Sports Complex and through use of the extended bicycle trail. Physically active people have a lower risk of colon cancer than do people who are not active. Physically active women have a lower risk of breast cancer than do people who are not active. (cdc.gov/physicalactivity)



b. Economic and Community Benefits

Non-economic, community benefits will be the most evident, including increase in park acreage (outcome # acres), additional recreation areas (outcome # soccer, baseball fields), and expansion of the local bikeway/greenway (outcome # miles of bikeway extension, ultimately # riders per week). Most important and harder to measure is the benefit provided to the youth of this economically depressed heavily minority city (improved physical/mental health; decrease in idle time/crime; other benefits of a structured sports activity leading youth to productive citizenship); also the health benefits to the wide community from the bike path extension. Economic benefits will come primarily from the capital investment and the jobs created by the site cleanup and redevelopment into a park, recreation area and bikeway extension. These outcomes can be measured in dollars leveraged and temporary jobs created. One EPA study found that residential property values increased by 5–15.2 percent once a nearby brownfield was assessed or cleaned up. (www.epa.gov/brownfields; November 2016) These benefits align perfectly with the DeLand Budget and Strategic Plan Vision statement and principals including: accessible public space, green space and bike and pedestrian friendly design; infrastructure which helps our community and residents remain healthy and mobile. (See Project Description, above)

5. Programmatic Capability and Past Performance

a. Audit Findings

A financial audit for the fiscal year ending September 30, 2015, was conducted by James Moore & Co., CPA and submitted on January 16, 2016 to the City of DeLand. There were no adverse findings relative to federal or non-federal grants management by the City.

b. Programmatic Capability

The City has a project management system for grant awards that identifies all grant activities involved in completing the brownfields grant projects and how they will be coordinated among City staff and consultants. At project initiation, a brownfields schedule identifies people, agencies involved, roles, tasks and a timeline for each. Weekly meetings will be held to monitor progress, make adjustments as needed and keep staff up to date.

Belinda Williams-Collins, AICP will serve as the Brownfields Project Director/Manager. Ms. Williams Collins has 26 years of experience in city planning, mainly with governments in Volusia County. She has been a Senior Planner for DeLand since 2009 and has been responsible for performing special projects, including downtown planning coordination, assisting with university development and coordination of the Brownfield Program. She is also responsible for assisting in the update/preparation of comprehensive planning studies, review of plans, development requests, preparation/presentation of reports and recommendations to City boards. She has worked extensively with City residents, property and business owners and staff. She will work closely with environmental consultants to carry out the cleanup project to ensure City objectives and public needs are met and all grants administration/reporting efforts comply with EPA requirements.



Several other City staff members will assist Ms. Williams with the project. Staff has worked together as a team on numerous projects and produce reliable, timely results. Technical oversight of the project will be performed by Keith Riger, P.E. In his 22 years with the City, he has been responsible for construction of more than 150 governmental capital projects as well as maintenance, operations, renewal and replacement of public infrastructure for local governments and serves as DeLand's City Engineer/Director of Public Services responsible for public works, stormwater, utilities, engineering and airport divisions.

Ms. Williams and Mr. Riger are long-standing employees at the City and turnover is not anticipated to occur. However, were staff changes to occur, the City has systematic overlap in place to ensure grant activities would continue without interruption. Mr. Riger would immediately become Project Director/Manager and will provide for a smooth transition should Ms. Williams become unavailable.

Financial management and reporting of the grant award will be under the direction of Mr. Kevin Lewis, Finance Director. Mr. Lewis holds a bachelor's degree in Accounting and holds CPA, CGFO and CPFO certifications. He has been a loyal employee at the City since 1988.

DeLand has had much success in retaining highly qualified management and supervisory staff, as evidenced by long employee tenure. The Brownfields Program staff have an average tenure of 16 years with very little turnover and 49 years of combined planning experience and has administered many grants, including federal.

Through Florida's Consultants Competitive Negotiation Act (CCNA), the City OF DeLand has procured experienced brownfields consulting & environmental engineering services consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City has an internal contracting process and internal controls in place to procure additional contractor support should it be needed. With oversight from the Project Director and key staff the contractor will complete technical analyses and reports, assist with community involvement, complete required cleanup activities, prepare EC/IC documentation and provide technical coordination with FDEP and EPA. The City of DeLand has formal systems in place to replace critical staff and hire additional consultants if needed.

The City will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City has a project management system for grant awards that identifies all grant activities and how they will be coordinated among City staff and consultants. At project initiation, a brownfields schedule identifies people, agencies, consultant/contractors involved, roles, tasks and a timeline for each. Weekly meetings will be held to monitor progress and make adjustments as needed. The City plans to work closely with its



consultant, the EPA project manager, FDEP, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output measurements (QAPP, CIP, # public meetings, final ABCA/RAP, cleanup start and cleanup completion, ICs and final report) and outcome measurements (acres ready for reuse, jobs created, dollars leveraged, etc.), as well as additional ones identified (e.g. recreation related) during the course of the project, will be tracked. The City will track and measure progress to achieving the goals (outputs/outcomes) and will confer at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. (See also Output/Outcome description in Economic and Community Benefits Section above.)

d. Past Performance and Accomplishments

i. Currently or has Ever Received an EPA Brownfields Grant

1. Accomplishments

The City was awarded a community wide assessment grant in FY2013 for \$400,000 which led to the completion of 15 Phase I ESAs, 4 Phase II ESAs, 2 ABCAs, one CIP and a generic QAPP. A community involvement process was put in place which will be modified and used for this cleanup grant. The assessment project was successfully completed with a \$ 288.57 balance on December 20, 2016.

2. Compliance with Grant Requirements

The City has complied with work plans, schedule and terms and conditions for the grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA's ACRES database in an accurate and timely fashion. Project closeout materials will be submitted as required by December 30, 2016

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: City of Deland, Florida

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X, 5, 6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Threshold Criteria Former Needle Park Parcel, City of DeLand, Florida

1. Applicant Eligibility The City of DeLand, Florida, is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40 CFR Part 31.3.

2. Site Ownership The City of DeLand affirms that it is the sole owner of the Site that is the subject of its cleanup grant proposal as of December 22, 2016. The City of DeLand further affirms that it will retain ownership of the Site until throughout the period of performance of the grant.

3. Basic Site Information Identify: (a) Site Name – Former Needle Park Parcel; (b) Site Address - 1777 Langley Avenue, Deland, Florida 32720; (c) Current Owner – City of DeLand; and (d) NA.

4. Status and History of Contamination at the Site (a) The Site is contaminated by hazardous substances; (b) Historically, the site was part of the Naval Training Center operation during World War II. It was acquired by the Navy in 1942 was declared as surplus to the War Assets Administration in 1946 and subsequently portions of the property were conveyed to the City of DeLand. The Site is an undeveloped portion of a larger 205 acre DeLand Municipal Airport Property parcel (Parcel ID No. 26-16-30-00-00-0080); (c) Phase I investigations revealed stainless steel rolls, grinding wheels, and broken glass within the “Needle Park” area of the site. Hypodermic needles and syringes were also reportedly dumped in this area. A Phase II investigation in September 2016 identified levels of contaminants (metals) in subsurface soils above FL DEP cleanup criteria; (d) the Site is believed to have become contaminated by historical non-regulated dumping of debris.

5. Brownfield Site Definition The City of DeLand affirms that the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment Required for Cleanup Proposals A written ASTM E1903-11 compliant Phase II Environmental Site Assessment report was completed on December 2016, 2016 by Cardno.

7. Enforcement or Other Actions There are no known ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which funding is sought. The City of DeLand is not aware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the City of DeLand) for the contamination, or hazardous substances at the site, including any liens.

8. Sites Requiring a Property-Specific Determination The subject site does not require a property-specific determination in order to be eligible for funding.

9. Site Eligibility and Property Ownership Eligibility

(a) Property Ownership Eligibility – Hazardous Substance Sites

(1) CERCLA §107 Liability

The City of DeLand affirms that it is not potentially liable for contamination at the site under CERCLA §107 and is eligible for CERCLA liability protections or defenses under Third Party Defense CERCLA §107 (b)(3) "Innocent Landowner". The City does not know when or how the contamination occurred. Historically, the site was part of the Naval Training Center operation during World War II. It was acquired by the Navy in 1942 was declared as surplus to the War Assets Administration in 1946 and subsequently portions of the property were conveyed to the City of DeLand. The basis for this defense is that:

- Contamination was caused solely by a third party;
- Disposal of material on the property was not in connection with any contractual relationship with the City of DeLand;
- The City of DeLand exercised due care by fencing the property with entry controls to prevent any disturbance of the contamination and prevent access by unauthorized persons;
- The City of DeLand took precautions against foreseeable acts, again by limiting access to the property.

(2) Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

- i) The City of DeLand acquired the subject site through transfer from the War Assets Administration after WWII;
- ii) The City of DeLand acquired the subject site immediately after WWII (1946);
- iii) The City of DeLand has fee simple ownership of the site;
- iv) The City of DeLand acquired ownership from the US Navy via the War Assets Administration; and
- v) The City of DeLand affirms that it has no, and has not had, any familial, contractual, corporate, or financial relationships or affiliations with prior owners or operators (or other potentially responsible parties) of the property.

b. Timing and/or Contribution Toward Hazardous Substances Disposal

The City of DeLand is unaware of the timing of disposal of hazardous substances at the site and further states that the City of DeLand neither caused nor contributed to any release of hazardous substances at the site. The City of DeLand affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c. Pre-Purchase Inquiry

The City of DeLand performed pre-purchase inquiry that was usual and customary at the time the City acquired the property from the War Assets Administration.

d. Post-Acquisition Uses

Since the City of DeLand acquired ownership, through the present, the site (Needle Park Parcel) has remained vacant with no active or passive uses.

e. Continuing Obligations

The City of DeLand has exercised the following specific appropriate care with respect to hazardous substances found at the site by taking reasonable steps to:

- i) stop any continuing releases. There are no continuing releases from the site and there were none at the time of property acquisition. No commercial or other activities are ongoing at the location of the Needle Park Parcel site that would generate contamination;
- ii) prevent any threatened future release. A future release is not threatened as contamination is below land surface, is not believed to be impacting groundwater off-site, and access is restricted by fencing; and
- iii) prevent or limit exposure to any previously released hazardous substance. The property is within a fenced area with controlled access.

The City of DeLand confirms its commitment to: comply with all land-use restrictions and institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

10. Cleanup Authority and Oversight Structure

a. All remedial activities at the site will be conducted in compliance with applicable laws and regulations that govern remediation projects. For this project, Florida Department of Environmental Protection (FDEP) Chapter 62-780 F.A.C. "Contaminant Cleanup Target Levels", Table I, "Groundwater and Surface Water Cleanup Target Levels", Table II, "Soil Cleanup Target Levels (SCTLs)" will apply. The City of DeLand will negotiate a Brownfields Site Rehabilitation Agreement (BSRA) for cleanup of properties under the Florida Brownfields law. The City of DeLand has contracted for the services of a qualified engineering firm experienced in Brownfields redevelopment to perform cleanup oversight activities and related services. The selected firm was procured in full compliance with the federal procurement provisions of 2 CFR 200.317 through 200.326. A detailed scope of work for cleanup activities will be developed based on previous assessment results upon notification of award of this grant.

The City of DeLand will develop a Generic Quality Assurance Project Plan and a Site-Specific Quality Assurance Project Plan as required by EPA Region IV prior to initiating any confirmatory sampling activities on the site. The City of DeLand will provide general project oversight and environmental coordination through its selected, qualified environmental engineering firm. The Florida DEP will also provide technical review of all remedial documents. The City of DeLand will comply with all applicable federal and state laws and ensure that the cleanup protects human health and the environment.

b. Regarding potential impact to adjacent or neighboring properties, the City of DeLand will continue to work closely with the community to develop a cleanup plan to minimize inconvenience to neighboring residents and businesses (park, airport). The City of DeLand will hold information meetings for surrounding businesses and residents prior to commencement of cleanup activities in order to receive input on this topic. The subject property is located on DeLand Municipal Airport Property with adequate site access and it is not anticipated that remedial activities or installation of remediation equipment will cause disruptions of adjacent businesses or residential neighborhoods or the adjacent Sperling Sports Complex. Site access from adjacent property owners will not be required.

An OSHA health and safety plan will be developed to insure that potential health and safety issues will be addressed for workers and the surrounding community.

11. Statutory Cost Share

- a) The City of DeLand will meet the required cost share (\$40,000). The City has committed personnel labor, materials, and equipment in addition to limited general budget funds to augment award funds and leverage for in-kind services.
- b) Not applicable. The City of DeLand is not requesting a hardship waiver of the cost share.

12. Community Notification The City of DeLand understands that community engagement is the cornerstone of the Brownfield Program in ensuring successful cleanup and redevelopment of brownfield projects. The City of DeLand held a public meeting to provide the community with notice of its intent to apply for this EPA Brownfield Grant and allow the community an opportunity to comment on the draft proposal on December 6, 2016 at 5:15 p.m. at City Hall. A public notice was posted at City Hall, public information board and on the City's webpage on November 23rd and will remain until December 30, 2016. The public notices and webpage advertisement clearly indicated that a copy of the draft proposal and accompanying ABCA were available for public review at City Hall located at 120 South Florida Avenue, DeLand, Florida. Copies of the proposal were made available at City Hall, 1st Floor, in the Planning Department and at the public meeting for public comment starting on December 5, 2016. The draft proposal included, as an attachment, a draft analysis of brownfield cleanup alternatives (ABCA) which summarized information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. Community postings, meeting agendas and notes are provided in the **Attachments** no comments or concerns were received from the public. The draft ABCA also included information on the effectiveness, the ability of the grantee to implement each alternative, the cost of each proposed cleanup alternative and an analysis of the reasonableness of the various cleanup alternatives considered, including the one chosen. A copy of the ABCA is contained in the **Attachments**.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of DeLand

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000307

*** c. Organizational DUNS:**

1556012970000

d. Address:

*** Street1:**

120 South Florida Avenue

Street2:

*** City:**

DeLand

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32720-5422

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Theresa

Middle Name:

*** Last Name:**

Brooks

Suffix:

Title:

Grants Coordinator

Organizational Affiliation:

*** Telephone Number:**

386-717-9050

Fax Number:

*** Email:**

brookst@deland.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-09

*** Title:**

FY17 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of DeLand FY 2017 Brownsfield Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-6

* b. Program/Project

FL-6

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Theresa

Middle Name:

E

* Last Name:

Brooks

Suffix:

* Title:

Grants Coordinator

* Telephone Number:

386-717-9050

Fax Number:

* Email:

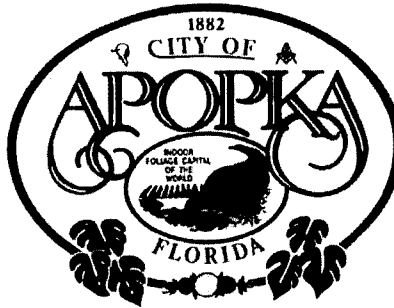
brookst@deland.org

* Signature of Authorized Representative:

Theresa Brooks

* Date Signed:

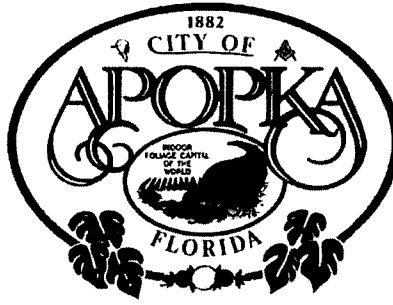
12/19/2016



R04-17-A-012

120 EAST MAIN STREET · APOPKA, FLORIDA 32703
PHONE (407) 703-1700

Applicant Identification	City of Apopka
Applicant DUNS number	0725502390000
Funding Requested	i. Grant Type: Community Wide ii. Federal Funds Requested: \$300,000 iii. Contamination: Hazardous Substances \$200,000 Petroleum \$100,000 iv. Community Wide Assessment
Location	City of Apopka, FL
Property Information For Site-specific Proposals	Not Applicable
Contacts	i. Project Director: James Hitt, Community Development Director 120 E. Main St. Apopka, FL 32703 407-703-1516 Phone 407-703-1791 Fax Jhitt@apopka.net ii. Grants & Neighborhood Services Coordinator Shakenya Harris-Jackson Grants & Neighborhood Services Coordinator 120 E. Main St. Apopka, FL 34711 407-703-1819 Phone 407-703-1716 Fax sjackson@apopka.net <hr/> iii. Highest Ranking Elected Official: Joseph E. Kilsheimer Mayor, City of Apopka 120 E. Main St. Apopka, FL 32703 407-703-1701 Phone 407-703-1705 Fax jkilsheimer@apopka.net



120 EAST MAIN STREET · APOPKA, FLORIDA 32703
PHONE (407) 703-1700

Date Submitted	December 22, 2016
Project Period	Three years
Population	City of Apopka 2014 Estimated Population 47, 084 (US Census)
Population of Target Area	City of Apopka CRA

1. Community Need

The City of Apopka was established as a municipal government on September 2, 1882. At that time, the citrus grove and lumbar industries were growing. In 1885 the Tavares, Orlando and Atlantic Railroad Company were operating trains between Tavares and Apopka, with the depot, for passengers and freight. In the 1920's the fern enterprise became the nucleus for the businesses, which made Apopka, "The fern capital of the world". In 1941, vegetable muck farms were established on 20,000 acres near Lake Apopka. Once a fishing paradise for anglers around the world, Lake Apopka, marshes were drained on the north shore to make room for the farms. Massive quantities of pesticides and sewage were pumped in the lake from the farms. Each cycle, the water not only picked up chemical fertilizers, but toxaphene, endrin, aldrin, DDT, and dieldrin- a witch's brew of endocrine disrupting organochlorine pesticides. The toxic levels of pesticides and sewage encouraged widespread algae blooms which blocked sunlight and choked reproductive plants. The practices led to the decline in the fame fish populations. Lake Apopka became known as the most polluted large lake in Florida. Many farm workers lived in huts on the farms. Cleanup measures failed until 1991, when Friends of Lake Apopka was organized. The group of citizens appealed to agricultural businesses to take a look at their harmful farming practices. In 1996, Florida Legislature established the Lake Apopka Restoration Act.

When the United States Government bought out landowners and closed down the between 1996-1998, many workers were ordered to clear out. On June 28, 1993, the City of Apopka adopted a resolution to establish the Community Redevelopment Agency (CRA). The CRA affirmed the presence of slum and blighted areas within the city limits. Located within the CRA, South Apopka, was home to African Americans, Haitians, and Mexicans that worked the farms. At one time, the CRA was flanked by churches, mom and pop stores, nurseries, and gas stations. A thriving railroad, called the Orlando and Atlantic Railroad Company had trains running between Tavares and Apopka with a depot in Apopka for passengers and freight. The railroad created a boundary between the affluent and residents of South Apopka. Due to the demise of Lake Apopka, many surrounding businesses lost their clientele and were forced to sell

or vacate properties which contributed to the blight. The only grocery store that was located in the downtown area was forced to close. Today, downtown Apopka is deemed a food desert. The downtown area of Apopka and South Apopka became a haven for crime and many businesses sought more desirable property on the north side.

The City of Apopka has approximately 47, 084 residents. Males make up 49.1 % and Females make up 50.9 % of the population. The median age for an Apopka resident is 36. Over 73.7% of the residents are 18 years or older and individuals over 65 is around 11%. Apopka is considered a bedroom city because many of the residents work out of town. Individuals are drawn to the family atmosphere that Apopka offers.

The CRA area has approximately 8,165 residents and 68% of the residents are minorities. In South Apopka, the median income is \$32,455 and the overall poverty rate is 34.9%, which is 23% higher than the overall poverty rate in the United States.

Table 1-Community Wide Assessment-Demographic Information-City of Apopka

	Targeted Community (e.g. Census Tract)	City/Town or County	Statewide	USA
Population	8,165	47,084	19,893,297	311,536,594 ¹
Unemployment	4.1	4.1	5.6	5.5% ²
Poverty Rate	28.9%	14.8%	16.3%	11.3% ¹
Percent Minority	68.1%	36%	26%	36.7% ¹
Median Household Income	\$36,155	\$59,424	\$46,956	\$53,046 ¹

iii. Description of Brownfields

The City of Apopka will use the EPA Community Wide Assessment grant funding to redevelop both hazardous and petroleum properties located within our CRA district.

The City of Apopka is proposing a Community Wide Brownfields Assessment for the Community Redevelopment Area, also known as the Apopka Economic Enhancement District. Currently, the CRA is comprised of blighted areas, nurseries, industrial properties, and residential homes.

Florida Department of Environmental Protection has inventoried 10 clean-up sites within the CRA. The cleanup properties occupy 20% of the total land area within the target CRA area. Eight out of ten of the properties are petroleum cleanups. The Community Development Director has outlined the following five sites that the City should focus on first in this redevelopment process.

Targeted Sites:

180 W. 1st St. –Was a Container Nursery

172 W. Main St- Gas Station & Convenience Store

141 W. Main St.-Vehicle Repair Shop

35 W. Station St.-Vacant storage site

485 E. Main St.-Gas station & Convenience Store currently closed-active petroleum cleanup site.

iv. Cumulative Environmental Issues

The Brownfield sites within our CRA area are the result of Apopka's agricultural history and the demise of the nurseries and muck farms on Lake Apopka. The blight parcels located within our CRA have confirmed and perceived petroleum and hazardous substance contamination. The CRA area has been plagued for years with abandoned properties.

1. b. Financial Need

The City of Apopka relies on business, real estate and foliage nurseries as its primary economic engines, Apopka was hit hard by the recession. As with many municipal agencies across the US, in 2007, the City of Apopka began experiencing severe financial challenges as a result of declining property tax revenues and corresponding

sales tax revenues. Ad valorem property taxes, the City's primary source of funding for public safety personnel, equipment, and infrastructure have decreased by 29% over the past five years, hampering the City's ability to maintain and provide AFD first responder personnel with the essential equipment required to adequately protect and respond to emergencies in the region.

In 2009, the City had a total taxable property value of more than \$2,746,321,048; in 2010, that value dropped to \$2,428,863,691, and in 2011 the decline continued to fall to \$2,097,155,447. By year ending 2012, the total taxable property within Apopka was down to \$1,999,577,820. To further compound these financial challenges, the City's property values declined yet again in 2013, to \$1,933,519,739, thus further reducing the tax dollars available to fund services. Apopka's total taxable property value has witnessed an unprecedented and dramatic decline.

This loss of revenue has greatly impacted the City and AFD: Capital improvement projects have been delayed, the operating budget has been reduced over the past five consecutive years, and the personnel costs have remained relatively flat over this time period.

Compounding these financial challenges, the Florida state legislature made sweeping changes in the City's ability to raise revenue through ad valorem property taxes. These revenues - the City's primary source of funding for public safety personnel, equipment and infrastructure - were capped, severely limiting the City's ability to maintain current service levels and leading the City to experience significant difficulty in financing its public safety expenditures with its current and anticipated revenues.

1.c. Economic Effects of Brownfields

Like many small cities, the City of Apopka is still recovering from the economic downturn which occurred in 2006. In addition, the closure of the muck farms drastically reduced the number of nurseries and businesses that operated within and surrounding our CRA. The loss of jobs and closure of businesses created blight and a food desert for our targeted area.

The median household income for our target area is \$36,155 which is considerably lower than the U.S. average of \$53,046.

2. Project Description and Feasibility of Success

The area we are proposing is within the CRA District and the Central Business District and is the primary core of Apopka's downtown.

Goals and Objectives

Policy 3.1.g - Community Redevelopment Area Overlay District

The primary intent of the Community Development Overlay District shall be to encourage the development of residential and business and commerce uses consistent with the city's Community Redevelopment Plan as adopted and administered by the City's Community Redevelopment Agency. Allowable uses shall include those permitted through the underlying land use and zoning designations. The maximum floor area ratio for non-residential uses shall be twice that permitted through the underlying land use designation. Residential densities shall be consistent with those of the underlying land use designation.

Special exception uses shall include:

- 1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
- 2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) All PUD uses allowed in the underlying land use classification
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

In order to proceed with new development on this land, we simply need to know what's under it, and what to do for the area to proceed with redevelopment.

2. a Project Description, Project Timing and Site Selection

The City of Apopka's Redevelopment Plan was adopted in June 1993, with an update in 2006. Apopka is currently updating the plan in 2016-2017.

The following objectives were adopted and continue to be the main focus of the Redevelopment Plan:

- Improve the overall appearance and image of Apopka.
- Encourage retention of Apopka's historic and "home town" character.
- Encourage new development in the downtown to reflect a "period" style.
- Implement Streetscape Improvements to enhance the City's appearance.
- Establish a consensus group to assist with Apopka's redevelopment.
- Re-establish the downtown as the center of the community through destination uses and special events.
- Establish a pleasant pedestrian environment (available sidewalks, handicap access, street trees, lighting and benches).
- Position Apopka to accommodate future development.

The Brownfields Assessment and study location is in the core of the Plan. The location is planned for a mixed use project on 3.5 acres that will include a town square for downtown events, a pavilion to provide cover for those events and for a farmers market. The mixed use will offer multiple small store or restaurant locations with residential above to help provide live-work space and retain residential in the downtown core area of the CRA district.

The Plan also has applicable Goals, Objectives and Action Items that reflect directly to this revitalization of our core area. These incorporate equitable development practices and sustainable practices in a meaningful way.

Goal One: To Unify Apopka's Physical Form

Objective: To unify Apopka by creating a consistent quality and "home town" appearance.

Action Items:

- Design Guidelines
- Design Review Process

- Historic Awareness
- Area-wide Parking Study (parking is part of this development)
- Streetscape (The 6th Street promenade will be developed to connect the downtown)

Goal Two: To Create Unified Leadership and Direction.

Objective: To attract and accommodate new growth/business.

Objective: Establish a Pleasant Pedestrian Environment (sidewalks, handicap access, safe lighting and benches).

Goal Three: To Create a new sense of Vitality.

Objective: Beautification

- Sidewalk improvements
- Period Style lighting
- Bicycle paths

The City of Apopka would use the EPA grant funds for the development and implementation of a Community-Wide Assessment program that will be comprehensive in scope and will target properties located within our CRA district.

2. a. i Project Timing

Community Development Director, James Hitt, will manage the City of Apopka's Brownfield project. The Apopka Community Redevelopment Agency hosts bi-monthly meetings that are open to the public. The City of Apopka Community Development Department is a team of staff members that provide invaluable expertise to the City. All contractors needed for the assessment project will be acquired through the RFP process. The procurement of contractor contracts will occur within three months of receiving the grant award. Priority sites for the City's Brownfield assessment project have been identified and the City will work to obtain site access immediately after receiving notification of the grant award. If a site is not readily accessible, the city will continue work on additional properties located within the CRA. A work schedule plan will

be developed to show completed Phase I assessments; prior to implementing Phase II assessments. The schedule plan will document clean-up planning within three months to the end of the project period. The Community Development Department will w Brownfields Team will schedule quarterly teleconference meetings with EPA project managers to ensure successful project completion. The City of Apopka is dedicated to making sure that the Community Wide Assessment project is successfully managed.

2. a. ii Site Selection

The City of Apopka will use the EPA Community Wide Assessment grant funding to develop both hazardous and petroleum inventories.

The City of Apopka is proposing a Community Wide Brownfields Assessment for the Community Redevelopment Area, also known as the Apopka Economic Enhancement District. Currently, the CRA is comprised of blighted areas, nurseries, industrial properties, and residential homes.

Florida Department of Environmental Protection has inventoried 10 clean-up sites within the CRA. The cleanup properties occupy 20% of the total land area within the target CRA area. Eight out of ten of the properties are petroleum cleanups.

Targeted Sites:

180 W. 1st St. –Was a Container Nursery

172 W. Main St- Gas Station & Convenience Store

141 W. Main St.-Vehicle Repair Shop

485 E. Main St.-Gas station & Convenience Store currently closed-active petroleum cleanup site.

2. b Task Descriptions and Budget Table

2. b. i Task Descriptions

The tasks associated with the Hazardous and Petroleum assessments are outlined in the tables below.

Task 1- Phase I/II Assessments- The City will organize the Environments Site Assessments (ESAs) at the targeted sites. The City will go through the RFP process to solicit organizations that are capable of performing the Phase I and Phase II assessments. The contractual costs associated with conducting the assessments is a true estimate based off of the contracts that the City has experienced and researched. Phase I assessments are estimated at \$4,000 per site and the CRA has an estimated 56 properties located within the CRA. The costs provided are reasonable for are averaged for budgetary purposes.

Task II- Planning-The City is currently in the process of updating the Community Redevelopment Plan. The planning as related to remediation and reuse plans for the sites located within the CRA. The City will absorb the majority of the costs associated with planning, since the planning process is undergoing. Analysis for assessments are estimated at \$7500. The total budgeted amount of \$45,000 will be leveraged with City funds to ensure that the targeted properties have reuse and or remediation plans.

Task III-Outreach-The City is dedicated to allowing residents to have a voice and express their concern for development within Apopka. The City recently conducted a visioning process with Keith & Schnars with was a process that surveyed residents regarding programming and development that they wanted to see occur within the City. The combined total of \$10,000 will be used to conduct community-wide workshops and meeting for residents and business owners. The budgeted amount will also cover printing expenses and travel that may be needed for staff to attend workshops or conferences that may contribute to redevelopment within the CRA.

Task IV- Programmatic Support-The City of Apopka's Community Development Department and Grant Coordinator will be provided via in-kind services to oversee the grant implementation and administration. However, a contractor may be used to draft EPA quarterly reports and additional forms that may be needed to ensure successful program implementation. The amount budgeted for program support is \$14,000.

2.b.ii Budget Tables Hazardous Substances/Petroleum

Table 2-Budget Table-Hazardous Substance

Category	Task 1- Phase I/II Assessments	Task 2- Plan	Task 3- Outreach	Task 4- Programmatic Support	Totals
a. Personnel	0	0	0	0	0
b. Travel	0	0	\$3500	0	\$3500
c. Equipment	0	0	0	0	0
d. Supplies	0	0	\$1500	0	\$1500
e. Contractual	\$158,000	\$30,000	\$5000	\$7000	\$200,000
Total	\$158,000	\$30,000	\$5000	\$7000	\$200,000

Table 3-Budget Table-Petroleum

Category	Task 1- Phase I/II Assessments	Task 2- Plan	Task 3- Outreach	Task 4- Programmatic Support	Totals
a. Personnel	0	0	0	0	
b. Travel	0	0	\$3500	0	\$3500
c. Equipment	0	0	0	0	0

d. Supplies	0	0	\$1500	0	\$1500
e. Contractual	\$73,000	\$15,000	\$5000	\$7,000	\$100,000
Total	\$73,000	\$15,000	\$5000	\$7,000	\$100,000

V.B.2.c Ability to Leverage

The City of Apopka has a proven track record of leveraging funds for the betterment of the Apopka residents. If work is required to complete tasks associated with the City of Apopka's Brownfield program, the City currently has over \$2.4 million available in our CRA fund that could be used to help with the redevelopment efforts for downtown Apopka. If additional funds are needed the City is willing to work with State and Local representatives to ensure that all assessment and clean-up efforts are taken care. In addition, the City will offer in-kind services such as public education and outreach regarding the redevelopment efforts in downtown Apopka. The City of Apopka's Community Development department is staffed with individuals that are knowledge and are committed to the development efforts of the City.

3. Community Engagement and Partnerships

3. a Plan for Involving Targeted Community and Other Stakeholders; & Communicating Project Progress

The CRA board is comprised of 7 members. Our Five City Commissioners and two residents sit on the board. The board provides oversight and assists in remedial and planning for the City. The board's oversight assists in the communication with all stakeholders. The City of Apopka held an informational session on November 29th, 2016 for residents and business owners. During the meeting they were informed of the submission of this grant proposal.

3. b. Letters of Commitment

The Mayor of Apopka and residents and business owners provided letters of commitment.

See attachments in Appendix C

4. Project Benefits

4. a Health and/or Welfare and Environmental Benefits

The funds obtained from EPA will be used to produce short and long goals that will positively impact the residents of Apopka. The redevelopment remediation efforts will mitigate and chances of exposure to harmful substances. The redevelopment of our downtown area will allow a new grocery store open and will eliminate the food desert that is currently present within our downtown South Apopka area. The assessment activities will make it possible for the health and welfare of Apopka residents to greatly improve. The median age for an Apopka resident is 36. Females make up over 50% of our population and minorities comprise 68% of the target population. The welfare of our residents would be greatly impacted by the redevelopment of our CRA district.

Redevelopment would garner new residential communities, green space for play, new playgrounds, child care facilities, restaurants, and businesses.

4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4.b.i Policies, Planning, and Other Tools

Initially, the City conducted downtown redevelopment workshops on September 12, 2005 and March 6, 2006, to garner input from the public on proposed redevelopment efforts within the downtown area. In December 2006, the City Council created a downtown development overlay zoning district within and adjacent to the eastern boundary of the CRA. The concept of the redevelopment efforts was prepared in the March 2006 Downtown Community Redevelopment Plan and a result of visioning workshops. Roadways in the Community Redevelopment Area are of average to above-average condition; however, there is a section of 5th Street from Washington Avenue to Hawthorne Avenue that is not paved, and portions of Lake Avenue are in need of

roadway improvements, including curbs, gutters, resurfacing, and sidewalks. Traffic congestion on US 441 in the CRA has increased over the past 20 years and is projected to continue to do so into the future. In an effort to decrease congestion on US Hwy. 441 (Main Street), a driveway study would be able to determine needed driveway improvements. Some of the improvements could be shared driveways between businesses or moving driveways to side streets, where feasible. The City has completed a Redevelopment Plan for Downtown Apopka that identifies recommended land use patterns and transportation improvements. For the downtown area where higher residential densities and mixed use patterns are recommended, the City wants to consider adopting strategies to mitigate traffic impacts. In cooperation with the efforts of the downtown redevelopment, Transit Oriented Design (TOD) principles have been developed a decrease in congestion. Components and principles of TOD include the following but not limited to:

- Walkable design with pedestrian as the highest priority.
- A regional node containing a mixture of uses in close proximity including office, residential, retail, and civic uses.
- High density, high quality development within a 10-minute walk circle surrounding the train station.
- Designed to include the easy use of bicycles, scooters, and rollerblades as daily support transportation systems.
- Reduced and managed parking inside 10-minute walk circle around town center.
- Integrated Land-Use Planning.
- Community spaces, plazas, activities and attractive design.

The development of the downtown development overlay zoning district was followed by the establishment of a brownfield designation for our CRA which is also known as the Apopka Economic Enhancement District. The goal of our CRA board and the establishment of the district is to consider equitable development and to ensure that the community benefits from redevelopment.

4. c. i. Job Creation Potential: Partnerships with Workforce Development Programs

The City of Apopka has established partnerships with Goodwill of Central Florida and CareerSource of Central Florida. Both organizations work closely with the City on our Apopka Youth Works program which is a career exploration program that provides youth with a career pathway that is focused on careers such as construction and engineering. In 2017, the City will employ 100 juniors and seniors to work in businesses throughout the City. In addition, the City's goal is to link residents with employers that are developing within our area. Establishing quality jobs for residents and creating a new workforce in Apopka is a high priority.

5. Programmatic Capability and Past Performance

5. a Programmatic Capability

The City of Apopka has never applied for an EPA Brownfield's grant; however, we are currently managing several federal grants. The City of Apopka will adhere to all conditions outlined by EPA and will make sure that we remain in compliance with all EPA reporting requirements.

The Community Development Director, James Hitt, will be the Project Director. James Hitt has worked in planning, zoning, economic development and downtown redevelopment for over 31 years. See resume and bio in **Appendix D**

5.b Audit Findings

The Government Finance Officers Association of the United States and Canada (GFOA) presented an Award for Distinguished Budget Presentation to the City of Apopka for its annual budget for the prior fiscal year beginning October 1, 2015. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan and as a communication device. This Award is valid for a period of one year only. We believe our current budget continues to conform to the program requirements and we are submitting it to GFOA to determine its eligibility for another award.

5. c. Past Performance and Accomplishments

5. c. i Currently or Has Ever Received an EPA Brownfields Grant

The City of Apopka has not received funding from an EPA Brownfields grant. However, the City has successfully managed many federal grants and is capable of complying with all EPA guidelines.

Attachment A Threshold Documentation

Appendix A. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The City of Apopka, Florida is a local unit of government and is eligible to apply for the EPA Brownfields Assessment Grant under 40CFR Part 31.1.

2. Letter from the State or Tribal Environmental Authority

The City of Apopka has received a letter of support from the Florida Department of Environmental Protection. (See Appendix B)

3. Community Involvement. (See Appendix C for Letters of Support)

The City will conduct multiple community events during the grant implementation period. The meetings will focus on educating the public and attracting developers to revitalize the downtown CRA area. The meetings will focus on brownfield issues associated with hazardous and petroleum contamination. The City will continue to work with business owners by assisting them with cleanup alternatives for their location. Community engagement is a key component to redeveloping brownfield areas and the city will ensure that all vested parties have an opportunity to share their concerns and provide input.

The City of Apopka's Planning Department will host public meetings, in an effort to keep the Apopka residents and business owners actively involved in the redevelopment stages. Flyers and brochures will be created to advertise all meetings. The city has developed a social media following and all meetings will be advertised online.

The City of Apopka has begun reaching out to the community. Recently, a community forum on brownfields educated residents on the term, "brownfields". Residents and business owners were given an opportunity to acquire answers to their many questions. In addition, a representative from the Florida Department of Environmental Protection was on hand to provide information on the Florida Brownfields Redevelopment Program.

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL05

* b. Program/Project

FL05

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/30/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Dr.

* First Name:

Shakenya

Middle Name:

* Last Name:

Harris-Jackson

Suffix:

* Title:

Grants & Neighborhood Services Coordinator

* Telephone Number:

4077031819

Fax Number:

40770311716

* Email:

sjackson@apopka.net

* Signature of Authorized Representative:

Shakenya Harris-Jackson

* Date Signed:

12/22/2016

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community-Wide Assessment for the City of Apopka's CRA district.

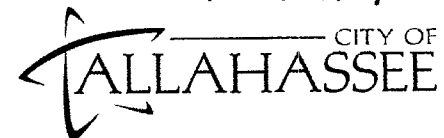
Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: 12/22/2016		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: City of Apopka			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000265		* c. Organizational DUNS: 0725502390000	
d. Address:			
* Street1: 120 E. Main St.			
Street2:			
* City: Apopka			
County/Parish:			
* State:		FL: Florida	
Province:			
* Country:		USA: UNITED STATES	
* Zip / Postal Code: 32703-5346			
e. Organizational Unit:			
Department Name: <input type="text"/>		Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: Dr.		* First Name: Shakenya	
Middle Name:			
* Last Name: Harris-Jackson			
Suffix:			
Title: <input type="text"/>			
Organizational Affiliation: <input type="text"/>			
* Telephone Number: 4077031819		Fax Number: 4077031716	
* Email: sjackson@apopka.net			



An All-America City

December 16, 2016

Ms. Barbara Alfano
 Region 4 Brownfields Coordinator
 U.S. Environmental Protection Agency
 Sam Nunn Atlanta Federal Center
 61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The City of Tallahassee is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$150,000 for hazardous substances and \$150,000 for petroleum). This grant will greatly enhance the City's efforts to remediate commercial and industrial contamination in the Southside community, focusing specifically on the South Monroe Corridor, an area where environmental justice is a concern.

South Monroe is a historically impoverished area that has not attracted significant recent development. Much of the corridor consists of underutilized properties, vacancies and brownfield sites. There are few magnets to attract commuters, visitors, or neighboring residents. The South Monroe area adjoins Florida Agricultural and Mechanical University (FAMU), one of the country's largest Historically Black Universities.

The South Monroe Corridor is part of the Frenchtown/Southside Community Redevelopment Area (CRA). **One of Tallahassee's oldest sections, the Southside is characterized as low income, minority (greater than 90%) with many old industrial uses such as historic rail corridor, chemical warehousing, petroleum distribution centers, light industry, animal stockyards, and a former City-owned coal gasification plant and dump.** South Monroe is an important transportation corridor through Tallahassee. The physical character along South Monroe is predominantly light industrial, with automobile repair shops as one of the most dominant and pervasive businesses. Empty commercial/retail spaces, shuttered mom and pop businesses that have lost out to big box stores, littered along a stretch of roadway that was a vibrant setting just 40 years ago.

The successful redevelopment of this area depends, largely, on property owners and investors having a comfort level regarding cleanup needs or an understanding of potential remediation costs. Redevelopment of many environmentally stigmatized properties within the area will result in increased residential, commercial, and light industrial uses. Revitalization of this corridor will provide jobs and eliminate blight benefiting the immediately adjacent residents. More than 15 sites impacted by hazardous substances and 20 petroleum contaminated properties have been identified as needing assessment/potential remediation; the City currently has 10 properties in its brownfields inventory prioritized for immediate assessment and potential redevelopment activities.

Required Information	
a. Applicant Information:	The City of Tallahassee 300 South Adams Street, Tallahassee, FL 32301
b. Funding Request:	<i>i.</i> Grant type: Assessment <i>ii.</i> Assessment type: Community-wide <i>iii.</i> Funds requested: \$300,000 <i>iv.</i> Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
c. Location:	City of Tallahassee, Leon County, Florida
d. Property Information:	Community Wide
e. Contacts:	<i>i.</i> Project Director: Alissa B. Meyers, J.D. Environmental Regulatory Compliance Administrator Environmental Services and Facilities City of Tallahassee 300 South Adams Street, Tallahassee, FL 32301 (850) 891-8854 : Alissa.Meyers@talgov.com <i>ii.</i> Highest Ranking Elected Official: Andrew Gillum Mayor, City of Tallahassee 300 South Adams Street, Tallahassee, FL 32301 (850) 891-2000
f. Population:	<i>i.</i> Population: 189,907 <i>ii.</i> Target area population: 7,981 <i>iii.</i> Persistent poverty county: No

The City of Tallahassee appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Alissa B. Meyers, J.D.
Environmental Regulatory Compliance Administrator

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions

The City of Tallahassee, established in 1821 and one of the older cities in the State, is located in Florida's northwest panhandle region. Tallahassee is 103.1 square miles and is home to the Prime Meridian Marker. This marker, which was originally set in 1824, is the beginning point for all land surveys in the state of Florida, and it's the original southeast corner for Tallahassee's first boundary. Capital city of the State of Florida, Tallahassee is home to two major universities, therefore it might be expected that its citizens benefit from good paying, living-wage, jobs and live in vibrant prosperous communities. Unfortunately, that is not necessarily true for the residents of the Southside Community, a historically African-American community which despite planning and government investment in the last 15 years, has not fully recovered from the private-sector disinvestment of the latter half of the 20th century. On April 27, 2016, the City of Tallahassee officially designated the South Monroe (SoMo) Street Corridor, as a Brownfields Area pursuant to the Florida Brownfields Redevelopment Act. **The Southside Community, particularly the SoMo Street Corridor which traverses the community north-south, is the primary target area for this brownfields assessment project.**

Despite being in the shadow of the State Capitol Building, the Southside Community (target area) is a historically impoverished area that has not attracted significant recent redevelopment. The SoMo Corridor overlaps the southern portion of the City's Greater Frenchtown/Southside Community Redevelopment areas (GFS District) and consists of over 1,450 acres of residential, commercial and industrial land uses located near the heart of downtown Tallahassee. **One of Tallahassee's oldest sections, the Southside Community is characterized as low income, minority (greater than 90%) with many former industrial uses such as historic rail corridor, chemical warehousing, petroleum distribution centers, light industry, animal stockyards, and a former City-owned coal gasification plant, an incinerator, and dump site.** Much of the corridor consists of underutilized properties, vacancies and brownfield sites. There are few magnets to attract developers, visitors, or neighboring residents. The area is comprised of homes and scattered businesses of prominent African-American community leaders, and was once a thriving district with locally-owned small businesses, entertainment and recreational opportunities. The area has important historical ties to the Civil Rights movement and a complex social and political history (*FSU Department of Urban and Regional Planning: Spring 2011*). The target area adjoins Florida Agricultural and Mechanical University (FAMU), one of the country's largest and oldest Historically Black Universities.

The topography of the area, hilly by Florida standards (about 150 feet above sea level), and the amount of impervious surfaces primarily at the bottom of the hills means that the target area sits in a valley and accumulates rainwater. This is particularly important as the Southside Community has historically struggled with drainage and flooding problems, partly due to Florida's constant threat of hurricanes, frequent thunder storms and severe weather, all of which are worsening as the climate changes (EPA 430-F-16-011, August 2016). The City of Tallahassee Stormwater Management program monitors runoff to protect the Floridan aquifer, the sole source of drinking water in the City and a primary source of drinking water in other communities in the state.

ii. Demographic Information and Indicators of Need

The Southside Community target area is a high poverty, predominantly minority area with an **average median household income at a level of great disparity to the nation** and the City. Taken in context of the racial make-up of the area, this fact is reflective of the area's historical poverty and the environmental justice issues here. There are a **significant number of children located in the target area** (a sensitive population of much greater number than the national and local average) and three public schools within one mile of South Monroe, the targeted corridor, all of which have a **significant percentage of students qualifying for free/reduced lunch**: 50% qualify at two and almost 100%, 661 of 664 (95.2% of students are also African-American) at another. Again information that underscores the poverty and environmental

justice issues at hand. Compounding the issues resulting from high unemployment and low income levels in the area are the high levels of crime and drug use that currently plague the entire Community Redevelopment Area (CRA) (*US Census and US DOL*). Florida law, under Chapter 163 Part III Florida Statutes, authorizes local governments to designate up to 80% of a municipality as a Community Redevelopment Area. The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Because of the large number of students, many residential spaces within the corridor are rentals, however, 20% of these units were vacant with 2,670 housing units and 443 vacancies (*2010 Census*). High vacancy rates are an indicator of an area demonstrating a struggle to compete in the real estate market. As the table below indicates, **the target area is 91% African-American, considerably higher than the state and local African-American population percentages.** The area is also considered a **low-access food area with residents** needing to walk over 0.5 up to 10 miles to find grocery stores or healthy, fresh food outlets (Food Access Research Atlas, USDA.gov).

Table 1				
Demographics	Target Area – SoMo	Tallahassee	FL	USA
Population	7,981	189,907	20,271,272	321,418,820
Children	40%	17.2%	21.3%	23.1%
African-American	91%	35%	16%	13.2%
Minority	92.5%	46.7%	42.1%	32.6%
Poverty Rate	68.5%	31.1%	15.7%	13.5%
Unemployment	22%	4.8%	5.6%	4.9%
Homeownership rate	26%	40.6%	66.1%	64.4%
Per Capita Income	\$13,247	\$23,778	\$26,236	\$28,155
Median Household Income	\$16,388	\$39,524	\$46,956	\$53,046
Source: American Community Survey, 2009-2013; US Census 2015 estimates; talgov.com;				

iii. Brownfields and Their Impacts

The SoMo Street Corridor within the Southside Community target area consists of an approximately 1.2 mile long commercial district fronting South Monroe and South Adams streets to the east and west, and from the CSX train tracks south to Orange Avenue. Both South Monroe and South Adams are important transportation and commercial corridors for Tallahassee. On April 27, 2016, the City of Tallahassee officially designated the SoMo Street Corridor as a Florida Brownfields Area. This is the first step for public and private investors in the corridor to secure financial and regulatory incentives offered by the Florida Brownfields Redevelopment Act. The physical character along the South Monroe Street Corridor is predominantly light industrial, with automobile repair shops as one of the most dominant and pervasive businesses. There are ten different automobile shops that range from locally owned, mom-and-pop shops to national chains like Discount Auto Parts. Car repair service represents the largest group of businesses in the area. There are a few other well-established restaurants and various businesses along South Monroe, but there is a significant mix of abandoned and derelict buildings, which give it a neglected appearance. Empty commercial/retail spaces, closed mom and pop businesses that have lost out to big box stores, litter a stretch of roadway that was vibrant just 40 years ago. The only signs of commerce are the auto part stores, gas stations, cash advance institutions and fast food establishments. Industrial sites and warehouses are shuttered. Table 2 shows existing facilities within the Southside Community and represents the types of potential brownfield properties/contaminants that may exist in the target area.

Table 2			
Category	Description	#	Source
UST	Registered Underground Storage Tanks	49	FDEP Storage Tank Database

	(assuming two tanks per site)		(Tank_41.xls and Tank41u_.xls)
LUST	Leaking Underground Storage Tanks (tanks with registered discharge)	40	FDEP Tank Facility Discharge Database (Disch_41.xls)
LAST	Leaking Aboveground Storage Tanks	2	FDEP Tank Database (Tanka_41.xls)
Priority Cleaners	Dry Cleaners w/documented impacts tasked for cleanup (no SRCO issued)	3	FDEP Database (PRL_DISCP_16June2015.xls)
SQG	RCRA Small Quantity Generator	1	EPA RCRA Database
CESQG	RCRA SQG (Conditionally Exempt)	38	EPA RCRA Database
EDR report generated 6/16/2015, Inquiry Number: 4327731.2s			

Because of its proximity to downtown Tallahassee on the north and FAMU to the west, the corridor is primed for redevelopment. As already witnessed with the successful redevelopment of the Gaines Street Brownfield Corridor (the city's first designated Florida Brownfield Area) to the northwest, successful redevelopment of this area depends, largely, on property owners and investors having a comfort level regarding cleanup needs or an understanding of potential remediation costs. Redevelopment of many environmentally stigmatized properties within the area (including properties associated with the historic rail corridor, fueling stations, automobile repair, chemical warehousing, petroleum distribution centers, light industry, former animal stockyards, and the former City-owned coal gasification plant, incinerator and dump) will result in increased residential, commercial, and light industrial uses. Revitalization of this targeted corridor will provide jobs and eliminate blight benefiting the immediately adjacent residents in an area of great need. More than 15 sites impacted by hazardous substances and 20 petroleum contaminated properties have been identified for assessment and potential remediation. The City currently has three properties in its brownfields inventory prioritized for immediate assessment and potential redevelopment activities. Preliminary site selection has identified the following:

1) 1320 S. Monroe Street, Former Coca Cola Bottling Company, 1.90 acres and zoned "*Light Industrial*". Historically operated as a Bottling and Trucking facility but has been vacant for over 15 years. Targeted for redevelopment into commercial space, documented petroleum impacts from a former underground storage tank (UST) release have stifled sales and potential developers.

2) 1413 S. Monroe Street, Concord Cleaners, 0.46 acres and zoned Commercial. The site has operated as a dry cleaners since the mid-60s and is currently open. The potential for soil and groundwater impacts from PCE/TCE contamination is likely. The site is situated on a block located near possible proposed commercial redevelopment area on east South Monroe frontage.

3) 1500 South Monroe/South Adams block. This Entire city block (1 block south of Concord Cleaners) is bounded by South Monroe on the east and South Adams on the west and has two leaking underground storage tank sites and two former auto repair facilities (Bear & Whitley's, Taylor Building Products – asbestos, asphalt; GCR Tire Center; and Tallahassee Tire Company – petroleum products, solvents). The block is zoned commercial and has been targeted for redevelopment as a hotel conference center due to its accessibility to downtown and nearby FAMU campus.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

In 2015, the City of Tallahassee engaged the Urban Land Institute North Florida District Council to convene a Technical Assistance Panel for the purpose of studying a particular neighborhood within the Southside Community target area that is plagued by unemployment, poverty, crime and distressed properties. Of particular concern are the health disparities exhibited among residents, including chronic diseases and a high incidence of low birth weight infants and infant mortality. The contaminants discharged from the above properties are located directly adjacent to residential properties and have therefore disproportionately impacted the low-income target community more than other areas of the City. Blight, poverty, pollution and crime related to a concentration of Brownfield properties are threats to both the health and welfare of sensitive populations and are of concern to residents in the community. As noted earlier, a large portion of the target area is also located within the Greater Frenchtown/Southside Community Redevelopment (GFS District). Prior to establishing the redevelopment area, the Community

Redevelopment Agency (CRA) conducted a Finding of Necessity to determine which conditions of blight (as determined by Chapter 163, Part III, F.S.) existed. The Finding of Necessity, which was adopted in 1998, found a number of blighting conditions within the redevelopment area, including building and site deterioration, flooding, unsanitary conditions, and underutilized/vacant properties. In June 2000 the City adopted the Greater Frenchtown/Southside Community Redevelopment Plan which, among other things, incorporates results from the Finding of Necessity. In October 2016 the City approved the Finding of Necessity and amended the boundaries of the GFS District to include 26 commercial parcels located on the east side of South Monroe Street between Van Buren and Perkins Streets in the redevelopment area..

It is important to note that aside from Cascades Park, the Southside Community target area is lacking in recreational space. Lack of greenspace in the target area may contribute to obesity, a chronic disease and major risk factor for hypertension, cardiovascular disease, diabetes, obstructive sleep apnea, degenerative joint disease, infertility and certain cancers in men and women. As weight goes up, so does risk. Over half of Tallahassee's adults do not participate in any regular moderate physical activity, and nearly 70% do not participate in any regular vigorous physical activity. The correlation between exercise, greenspace, and weight is well documented. A study examining the role of urban design in physical fitness, published in 2005, states the degree to which City people walk or ride bicycles for daily transportation needs depends largely on how much greenspace is available. Other studies have found urban greenspace plays an important role in facilitating exercise/promoting health/wellbeing.

ii. Cumulative Environmental Issues

Within the SoMo Street Corridor is a legacy of contamination from **chemical warehousing, petroleum distribution centers, auto repair facilities, and an active dry cleaner** remains in the target project area. An active CSX rail corridor forms the northern boundary of the target area (potential **arsenic, herbicide/pesticide contamination possible**). Historically an industrial part of the city, the SoMo Street Corridor and its adjacent Southside Community neighborhoods evolved around the automobile, as the north-south roads became major commuter/arterial roadways.

While it is primarily a commercial corridor, located **one block in either direction from Monroe are heavily residential streets** with apartment complexes, student housing and single-family dwellings. According to EPA EnviroFacts data, **152 EPA regulated sites** are located within a one-mile radius of the project area and area residents (<https://oaspub.epa.gov/enviro/envirofacts>). South Monroe and South Adams remain high volume transportation corridors from the Capitol Complex southward and a major source of air pollution in the area. Light industry, such as bottling plants, dairies, distributorships, automobile repair, gas stations, and drive-ins have historically operated along the South Monroe corridor. Often referred to as auto alley, car repair is one of the most prevalent businesses in the corridor and is associated with environmental hazards. Because of this, compared to most of the City areas, residents of the Southside Community target area have been disproportionately burdened by past and ongoing pollution.

Located just north of the SoMo Street Corridor northern boundary and just south of the Capitol, is Cascades Park, whose natural source of drinking water and natural beauty helped Governor William Duval choose a nearby hill to construct the State Capitol.

The 24-acre park is situated along a Cascades Park is a 24-acre park situated along the stream known as the St. Augustine Branch. When conceived in 1971, the park had a stream and shallow waterfalls. The park is a Nationally Registered Historic Place. Directly adjacent to Cascades Park, was Centennial Field, created in 1924 as the city's **premier public gathering space; the field was closed and demolished in 1974 because of severe contamination as a result of a former manufactured gas plant, incinerator, and landfill operations** (Ensley, 2010). In 2006 remaining portions of the park were closed to the public because of the contamination from coal tar released by a manufactured gas plant that was once located on **the site**. Over \$30 million was spent for remediation and construction of the Park that includes an extensive stormwater retrofit, 3,000 seat outdoor amphitheater, 2.5 miles of multi-use trail, historical monuments, and a "children's discovery" playground.

Groundwater is the sole source of drinking water in Tallahassee. Currently 29 deep wells and eight elevated tanks, located throughout Tallahassee, provide customers with +25 million gallons a day (*talgov.com*). Groundwater is vulnerable to contamination because of the State's large areas of well-drained sandy soils overlying porous limestone. A shallow water table and high rainfall increase the potential for contamination to reach ground water. These factors exacerbate the threat of contamination to the quality of ground water resources and, in turn, to the quality and safety of drinking water (*Florida DEP*). As was noted, the Southside Community target area has struggled with flooding and drainage problems that threaten the Floridian aquifer (the sole source of drinking water in the area).

iii. Cumulative Public Health Impacts

Human health impacts are a continuing concern for area residents after generations of exposure to multiple recognized environmental hazards. Exposure to chemicals associated with the Southside Community target area's brownfields properties have the probability to create long-term health impacts on local residents, as demonstrated in Table 3 below.

Table 3	
Source/Contaminants	Potential Health Effects
Rail Corridor / arsenic, herbicide-pesticide contamination, petroleum hydrocarbons; VOCs; BTEX; solvents; fuels; oil and grease; lead; PCBs	Affected Organ Systems: Dermal (Skin), Gastrointestinal (Digestive), Hepatic (Liver), Neurological (Nervous System), Respiratory (From the Nose to the Lungs) Cancer Classification: Known Human Carcinogen
Bottling and Trucking facility / petroleum, petroleum products	Affected Organ Systems: Effects central nervous system. Cancer Classification: Carcinogenic.
Dry Cleaners / PCE, TCE contamination	Affected Organ Systems: Developmental (effects during periods when organs are developing) , Neurological (Nervous System) Cancer Classification: Carcinogenic to humans (evidence for cancer is based on kidney cancer, limited evidence for non-Hodgkin lymphoma and liver cancer, as well as, various tumors in animals)
Building Products / asbestos, asphalt (PAHs)	Affected Organ Systems: Dermal (Skin), Hepatic (Liver), Gastrointestinal (Digestive), Immunological (Immune System), Neurological (Nervous System), Cancer Classification: Probable Carcinogen
Auto Repair / petroleum products, solvents, volatile organic compounds, metals	Affected Organ Systems: Effects central nervous system. Hematological (Blood Forming), Immunological (Immune System), Cancer Classification: Known or Probable Human Carcinogen.
Sources: www.ehso.com and www.atsdr.cdc.gov	

As previously stated, the target area is an impoverished, high minority, **blighted corridor with significant sensitive populations that reside in close proximity (from 1 block to 1 mile,) to the brownfield properties**. According to the Leon County Health Department (county levels are the only data collected in Florida), **area minority residents of Leon County are nearly 30% more likely to develop and die from cancer than white residents**, for prostate cancer alone the rate is almost double (<http://leon.floridahhealth.gov>). Even though the nation's infant mortality rate is down, the infant death rate among African-Americans is still more than double that of whites. Heart disease death rates are more than 40% higher for African-Americans than for whites. African-American women have a higher death rate from breast cancer despite having a mammography screening rate that is nearly the same as the rate for white women. The death rate from HIV/AIDS for African-Americans is more than 7 times that for whites; the rate of homicide is 6 times that for whites (*CDC.gov*). The very high percentage of African-Americans in the Southside Community makes this an area of concern for these typical health issues reported by CDC. Exacerbated by the fact that the area is a **Medically Underserved Area** as designated by the Health Resources and Services Administration, is another example of environmental injustice for this minority-majority community.

c. Financial Need

i. Economic Conditions

As the State capital, employment in Tallahassee is greatly influenced by the overall economy of the State of Florida which is heavily dependent on tourism and sales tax. Local jobs are dependent on the annual state budget which has declined over the past 10 years. Leon County ranked last among the twenty-three largest counties in Florida in job growth for the 12-month period ending in September 2015 (US Bureau of Labor Statistics, March 2016). In addition and consistent with national trends, the State government has been shrinking, with a 10% decrease in jobs in the Capital in the last 10 years. (*Economic Development Council of Tallahassee/Leon County*). The City of Tallahassee has a Fiscal Year (FY) 2016 operating budget of \$706.8 million and \$145.7 million capital budget. The FY17 General Fund budget totals \$145.9 million, \$3.2 million less than the FY16 budget. In FY2015, property taxes generated \$32.9 million; during the fiscal year, net position for governmental activities decreased \$31.9 million from the prior fiscal year. This decrease in income is consistent across revenue streams. In FY2014, approximately \$35 million of new commercial construction was permitted in Leon County, a decline compared with the \$41 million permitted in FY2013. Nearly half of the City's properties are off the tax roll due to state-ownership or exemption (FSU and FAMU). While the City is on the verge of a turnaround, recovery within the SoMo Street Corridor and Southside Community target area lags.

ii. Economic Effects of Brownfields

This is a high needs urban area suffering from blight and populated with a high minority, low-income population. A significant problem in the area is the many vacant, deteriorating and underutilized buildings that create blighting conditions and detract from investment in the target area. This deterioration contributes to the area's reputation as unsafe and undesirable. Exacerbating the problem is the fact that many of these vacant buildings are old car repair shops that may contain contamination that may be costly to remediate. Abandoned or dilapidated buildings on Brownfields sites show neglect, opportunities for crime and lack of reinvestment. Public safety is a concern as these neglected sites and adjacent properties become a breeding ground for illegal activities. Brownfields drain local economies by adding to costs for policing and code enforcement.

There are measurable tax impacts associated with vacant lots: appraised value of land on a known contaminated vacant site in the CRA is appraised and worth only about 56% as much as a property in a non-CRA site (*Leon County tax assessor*). The values disparity of these properties demonstrates the potential for increased property values (and ad valorem tax revenues) through assessment/remediation of environmentally stigmatized properties. As discussed above, many residential spaces within the corridor are rentals, however, 20% of these units were vacant with 2,670 housing units and 443 vacancies (*2010 Census*). High vacancy rates are an indicator of an area demonstrating a struggle to compete in the real estate market. Both universities, Florida State University (FSU) and FAMU, have avoided investment in the target area, despite its proximity; both need substantial student housing, but neither has moved toward development of these properties, thus depriving the city of needed tax dollars. Producing no tax revenue, these properties create an economic burden as the City must continuously monitor the properties for code violations, and pursue property owners, through expensive legal channels to rectify violations.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

The City of Tallahassee is requesting \$300,000 in assessment funding (\$150,000 for Hazardous Substances and \$150,000 for Petroleum) to perform community wide hazardous substance and petroleum assessments on multiple brownfields throughout the target area. The main focus of the project is to provide environmental assessments and cleanup planning to encourage community redevelopment and resulting living wage employment. As part of the community involvement activities, revitalization plans will be

brainstormed for the targeted sites. Redevelopment planning will be in compliance with redevelopment strategies, and land use planning, outlined in the Monroe-Adams Corridor Action Plan (June 2011), the Greater Frenchtown Southside Community Redevelopment Plan (May 2010), Downtown Tallahassee Reconnaissance and Strategic Assessment (December 2013) and the Tallahassee-Leon County Comprehensive Plan (as amended July 2015). These plans, the first two in particular, have been developed with extensive community involvement. The Monroe-Adams Plan speaks directly to the need for redevelopment and investment along the South Monroe Street Corridor.

The Plan describes desirable uses of blighted areas as: 1. Create an outdoor market place between Monroe and Adams, near Cascades Park; 2. Desirable, established, local businesses not found in other parts of town should be located here; 3. Lacking in entertainment and social venues that would make it a destination; 4. Lacking in grocery stores; 5. FAMU master plan should include mixed-use buildings; 6. Bring in more retail and restaurants. This project will include four tasks as described in detail below (Environmental Site Assessment (ESA), Reuse Planning, Outreach and Programmatic Support), which builds on a successfully completed a 2008 Brownfields Assessment Grant and ongoing work associated with the City's 2011 EPA Brownfields Revolving Loan Fund grant, which was extended for 2 years. The City anticipates garnering widespread community involvement by conducting extensive public outreach to area residents, business and other stakeholders.

ii. Timing and Implementation

(a) Contractor procurement - The City has procured engineering/consulting services for its prior and ongoing grants in compliance with State and federal regulations/rules. The City plans to re-compete for brownfields consulting & environmental engineering services from a qualified firm to carry out specific tasks and provide technical assistance with this proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with Florida requirements and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Contractor procurement will be completed no later than four months after notification of selection.

(b) *Site Selection Process* – As this proposed project is a continuation of previous assessment activities in the City, a priority process has been established. s. Public input from an April 27, 2016 public hearing and from the City's March 2016 Sustainable You Conference that involved community members from across the City and County will be used to create a priority list for currently identified sites. In months 4-9 of the proposed project, the City will review the current inventory list and current site access agreement and will host a public meeting where site prioritization and planning will take place in a workshop format. The City also has a standing form within its Environmental Services webpage [<https://www.talgov.com/eper/eper-greenprint-home.aspx>] where residents can share ideas for sustainable redevelopment through the grant period.

(c) *Obtaining and securing site access:* Extensive surveying and SWOT analysis was conducted by the City as part of the comprehensive planning for the City, the Southside CRA, and for the Monroe Adams Corridor, which was combined with information collected by the 2008 assessment grant and the 2011 RLF grant to confirm sites identified but not previously assessed. Only sites that meet the federal definition of a brownfield were and will be considered. The planned process for site selection and prioritization will include: review of databases for properties likely to present a threat of environmental contamination (regulatory properties); review of previous assessment work; windshield surveys or other on-site visits; public and property owner input; health or environmental threat; sites that are likely to be redeveloped or enhance nearby redevelopment; projects sponsored by community redevelopment agencies, housing authorities, regional planning councils, water management districts and non-profit organizations; properties being considered for acquisition by local governments; properties listed on EPA's CERCLIS database that have been assigned a no further action priority status.

The City understands that public input is a critical component of site prioritization. The process is guided by two major factors: 1.) meeting the needs of the community and; 2.) ability to make it happen. The City has extensive experience with assessment, remediation, and redevelopment of Brownfields sites.

Property owners of the targeted properties have been contacted and informed of the site assessment activities that are planned for the SoMo Street Corridor.

Public education on the benefits of local brownfield programs under Florida law and community involvement is a critical part of this process. Two public meetings were held in 2015 (February and November) to inform the local residents and business owners that the City intended to designate the SoMo Street Corridor as a Brownfields Area and plan to apply for an EPA Brownfields Community-Wide Assessment grant to complement the City's existing Brownfields RLF grant. The Brownfields designation of the SoMo Street Corridor was completed in April 2016.

b. Task Descriptions and Budget Table

i. Task Descriptions

Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: Ten (10) ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000; One (1) Generic Quality Assurance Plan (QAPP) @ \$6,500; five (5) Site Specific-QAPPs @ \$3,500 each for a total of \$17,500; Five (5) Phase II's @ an average cost \$32,200 for each site for a total of \$161,000. Assessment total approximately: \$220,000 (@50% petroleum/50% hazardous substances). Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s). Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on Brownfields properties.

Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans will depend on the complexity and proposed reuse of each site. For budgetary purposes \$40,000 has been earmarked for this project task. (@50% hazardous substances/50% petroleum).

Outreach– Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. \$8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields related training conferences/workshops is planned. \$4,000 is budgeted for printing. \$14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charrettes, & visioning sessions – totaling \$26,000. (@50% hazardous /50% petroleum).

Programmatic Support – City staff will directly oversee grant implementation and administration and, as necessary and in support of its activities, will secure contractual support to assist and ensure compliance with EPA cooperative agreement terms & conditions. City staff will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$14,000 is budgeted for contractual program support. The City will consider time and efforts of its employees during the life cycle of the grant program as in-kind leveraged resources.

ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	PHI/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	\$ 0	\$ 0	\$4,000	\$ 0	\$4,000
Supplies	\$ 0	\$ 0	\$2,000	\$ 0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000

Petroleum Products					
Categories	Project Tasks				
	PHI/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	\$ 0	\$ 0	\$4,000	\$ 0	\$4,000
Supplies	\$ 0	\$ 0	\$2,000	\$ 0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Grand Total	\$220,000	\$40,000	\$26,000	\$14,000	\$300,000

c. Ability to Leverage

Tallahassee will use the Brownfields program as one of a multi-layered incentive approach to implement redevelopment. Foremost, the City will continue to leverage its 2011 EPA Revolving Loan Fund award of \$1,000,000 that has been given continuation for another 2 years. These funds will attract developers that want to take advantage of these sites' proximity to Downtown and FAMU/FSU. A primary layer of incentives is provided by the Florida Brownfields Program, including: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2,500 tax refund/each new job created). Other Brownfields incentives that may be leveraged include Federal Brownfields Tax Incentive, Liability Protection for Lenders and Redevelopers who agree to cleanup sites, Voluntary Cleanup Tax Credit, Expedited Review of Documents, Risk-Based Corrective Action, and the Clean Water State Revolving Loan. The state offers several financial incentives, 12 regulatory incentives, and 4 technical assistance incentives (Florida §376.84). Tallahassee will take full advantage of leveraging assessment funds via coordinating state economic and other incentive programs for eligible projects and will work closely with economic/community development staff to fully explore incentive programs for eligible assessment projects, such as Sales Tax Credit, Corporate Income Tax Credit, Capital Investment Tax Credit, Building Materials Sales Tax Refund, Community Contribution Tax Credit and Qualified Target Industry Tax Refund.

The experience gained from leveraging federal and state incentives into the successful redevelopment of Cascades Park and the Gaines Street Corridor Brownfields area positions the City for this opportunity to advance redevelopment efforts along the SoMo Street corridor. A major portion of the South Monroe (SoMo) Street Corridor is within the southern section of the Greater Frenchtown/Southside Community (GFS) Redevelopment Area. As such, redevelopment projects that are consistent with the GFS Community Redevelopment Plan may be eligible for CRA financial assistance through tax increment funds (TIF). Since 2002, the Greater Frenchtown/Southside District has committed over \$3.1 million in tax increment funds to capital projects.

Additionally, state and federal government partnerships have contributed \$7.3M in capital funds to projects in the Southside District (see 3.b.ii). These capital projects include a wide array of projects including affordable housing, community centers, sidewalk and streetscape improvements to the target area totaling \$1,369,563, infrastructure improvements, building construction improvements, and land acquisition. For example, the CRA provided a developer with \$450,000 in design incentives to construct an extended-stay hotel on a brownfields site. The CRA has also provided financial assistance for such redevelopment projects as commercial façade improvement grants, commercial painting grants, retail incentive loans (no longer active), infrastructure enhancements (bus stop improvements, lighting, sidewalk features, etc.), affordable housing improvements (both renovation and new construction), and large scale redevelopment projects. In 2009 the City spent \$1,251,387.56 on water and sewer infrastructure upgrades in the area, and will spend a projected \$8 million on gas line and streetscape upgrades (work began in May 2010). Altogether, \$92 million of public investments have helped generate over \$360 million of private development in the area since 2005. In addition, the recently improved GFS Investment Plan includes additional funding initiatives that will be implemented over the next 3 to 5 years within the proposed

brownfield area, including a Southside Farmer's Market, South Monroe/Adams Business Corridor Enhancements (in coordination with City Underground Utilities and Blueprint capital improvement projects) and a FAMU Way to Magnolia Street Art District. The City will also continue to seek additional support from federal partners, including HUD, Economic Development Administration, and US Army Corps of Engineers, to identify potential grant funding sources. For example, affordable housing projects eligible for CDBG, SHIP and HOME funds.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

The City will develop a written Community Involvement Plan (CIP), seeking input on the CIP as broadly as possible, but particularly from residents closest to the targeted community sites (known interested citizens/businesses, community leaders, external experts (including State and EPA staff). For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback.

A Citizen's Advisory Committee consisting of nine (9) members representing the business and neighborhood components of the Frenchtown and Southside Communities will serve as ambassadors for this Brownfields project. They have volunteered to provide outreach and education on a personal basis, keeping their families, friends and neighbors informed. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning.

There is broad agreement amongst the residents and local business owners on the Southside target area's importance and interest in its future. Desired outcomes included higher standards of development/environment quality in implementation of proposed Future Land Uses, sense of place, definition of SoMo Street Corridor as a major downtown gateway, incorporation of residential/mixed uses in a pedestrian-friendly setting, and resolution of traffic and parking problems. Up to five (5) public meetings will be held, depending on need and interest to seek public participation to ensure on the assessment project, site selection, and redevelopment options. The City will make the draft documents available for review and comment and will also address comments by the community be incorporated in revised documents.

ii. Communicating Progress

The City regularly communicates via email/meetings to establish and maintain interest in community revitalization activities. The City may place public notifications at regularly scheduled monthly Commission meetings and the City's website. The City televises meetings on a publicized regular basis to discuss various issues, including brownfields topics. Public service announcements on local radio stations may be used, or informational flyers via a variety of channels (including local churches, neighborhood associations, and schools). The City's website contains reports tailored for community members, including all information related to ongoing revitalization planning for Tallahassee's Southside (summary of meeting minutes, draft and final reports, etc.). Tallahassee invites community members and local businesses to workshops/presentations, and offers brownfields presentations to local community-based and professional organizations. Tallahassee also maintains an active schedule with CRA public meetings and events. All meetings are publicized and open to the public. Language barriers are typically not an issue in the target area but translation services are provided when requested.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The City of Tallahassee has a long and positive relationship working with local, state, and federal agencies, particularly the Florida Department of Environmental Protection (FDEP) which oversees the State's Brownfields Redevelopment Program. FDEP has responsibility for review of assessment

activities/reports and the following cleanup activities in the state. FDEP will also make eligibility decisions and specify cleanup target levels on sites selected for assessment. Any cleanup activities will be conducted with state oversight and developers will be encouraged to negotiate cleanup agreements with the State and take advantage of FDEP brownfield incentives. FDEP presented the City with its 2016 Northwest District Environmental Stewardship Award to recognize the City for its outstanding environmental stewardship activities and excellent partnership with the Agency. Besides the FDEP, the City will work closely with the Leon County Health Department on community engagement and education on public health, providing technical assistance if necessary, and promote efforts to improve the health of residents and address environmental justice to reduce health disparities.

ii. Other Governmental Partnerships -

Tallahassee has been awarded grants/financial assistance from federal and state programs for many years. These programs/agencies can serve as a funding source; advisory capacity; planning input; implementation assistance; state-level dissemination; coordination to reduce duplication of efforts and ensure potential replication at other Brownfields sites. The City will seek out these programs as partners in its ongoing brownfields efforts. In the last five years, the City has partnered with the following agencies all of which have provided financial assistance funding within the Greater Frenchtown/Southside Community Redevelopment areas (GFS District) (target area).

Governmental Partnership Investments in Southside Target Area			
Federal	(FY10-16)	State	(FY10-16)
US Department of HUD		Dept. of Emergence Management	\$401,793
Emergency Home Repair Program	\$972,212	FL Homeland Security Grant	\$82,000
Homeowner Rehab Program	\$1,189,613	US Department of Justice	\$3,389,720
US EPA	\$190,000	DOT	\$863,584
EHRP	\$306,580	DEO	\$ 470,000

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role

Community Organization	Description	Role Pledged
Apalachee Regional Planning Council	Redevelopment Agency	Willing to serve on working committees or the Advisory Board
Nick's Restaurant	Local Business	Host meetings
South City Neighborhood Association	Resident Association	Public Engagement; Advisory Board
Council on Culture & Arts (COCA)	Non-Profit (Arts)	Public Engagement, Advisory Board
Graceful Solutions	Non-Profit (Housing)	Serve on Advisory Board
Big Bend Habitat for Humanity	Non Profit (Housing)	Public Outreach; Identify redevelopment opportunities; Serve on Advisory Board
Florida Agricultural & Mechanical Univ.	University	Faculty Research Services; Advisory Board
Florida Brownfields Association	Professional Org.	Technical Assistance, Outreach, Marketing
Apalachee Regional Planning Council	Developer	Advisory Board

ii. Letters of Commitment - Please see attached.

d. **Partnerships with Workforce Development Programs**

The City is committed to promoting local hiring in its assessment, cleanup, and redevelopment efforts. The City will partner with CareerSource Capital Region to connect workers with job opportunities. The City will also publicize and encourage developers to take advantage of Florida's Brownfield Job Bonus Refund (\$2500 tax refund/each new job created), one of several FDEP incentives for developers in

Tallahassee brownfield areas. The closest EPA funded Job Training program is in Jacksonville FL (165 miles) and is not readily accessible. The area's designation as a State Enterprise Zone brings incentives to businesses locating here and helps ensure job growth & long-term economic vitality. One example of new business brought to the area as a result of previous brownfields funding is an extended-stay hotel: the Downtown District (another City CRA) provided \$450,000 in incentives to reduce enhanced development costs to the developer. In exchange for the incentive, the developer agreed to a number of design conditions required by the City to ensure the hotel design was consistent with the Gaines Street Design Guidelines. This project has added over 100 full and part-time jobs and has expanded the Downtown District Redevelopment Area tax base by adding \$9.6 million in new taxable value when added to the tax rolls is a more than 1,600% increase from the pre-development value.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The following environmental, public health and social benefits will be realized as a result of the implementation of this brownfield assessment program:

- Removal of identified contaminants and reduction of public exposure;
- Measures that ensure the prevention of future pollution, reducing the risk of future exposures;
- Removal of blight and the current stigma associated with contaminated properties resulting in an improved community image and a renewed sense of community pride;
- Clean properties available for recreational facilities and promotion of healthy activities/exercise;
- Assessed properties available for targeted revitalization opportunities;
- Revitalization bringing new living-wage job opportunities to the community;
- Increased opportunities for the provision of quality, affordable housing;
- Improved public infrastructure, including transportation improvements, street lighting and sidewalks promoting public safety; and
- Promotion of equitable development and environmental justice in redevelopment efforts.

Environmental: - Assessment, cleanup and property revitalization will have a direct impact on environmental health by: eliminating or reducing release of contaminants to the environment; focusing on reuse of existing developed areas with existing infrastructure thus eliminating sprawl and discouraging development in greenfields (natural or agricultural) lands; eliminating runoff to area streams; and eliminating/reducing contaminants entering the groundwater. Tallahassee will further emphasize environmental and community health through the transformation of blighted and contaminated properties into opportunities for parks/recreational projects. It is anticipated that several of these brownfield sites may offer an opportunity for recreation and open space uses. Studies have shown that increased recreational lands and open space encourage healthy activities. Tallahassee will continue its efforts to address some of these difficult community-wide health issues potentially through creation of new recreational areas that will provide residents, who may not have previously had access to parks or bike trails, with the opportunity for increased physical activity. Using assessment for this purpose is directly aligned with the City's Land Use goals. During 2014, the City continued to redevelop land within the urban core, transforming contaminated, blighted, or otherwise underutilized areas into cultural amenities that address environmental concerns, enhance walkability, and strengthen economic vitality. Specifically, the City completed the construction of Capital Cascades Park, which transformed the once contaminated 24-acre area in the southeast corner of Tallahassee's downtown into a park that includes an amphitheater, multi-use trails and paths, a 2.5 mile connector trail (Cascades Trail) to the FAMU and FSU campuses, an interactive water play plaza, a children's play area, and many other amenities.

Health and Welfare - Assessments in the South Monroe Corridor will be performed with care and attention given to nearby and sensitive populations to ensure that residents are neither further exposed

nor inconvenienced during environmental activities (including cleanup activities). The County's Environmental Health Program is responsible for monitoring conditions within the community that could present a threat to the health and safety of the public. This effort will include other stakeholders including health care providers, community based organizations and community groups. By immediate response to the findings of environmental assessments, the City will eliminate potential soil, groundwater, and surface water contamination, which will reduce potential public health problems such as cancer, asthma, and birth defects in the surrounding population (see Section V.B.1.b above). The three (3) selected sites/areas described earlier are targeted for commercial redevelopment and a proposed hotel/conference center, all of which will improve quality of life and bring jobs to the Southside Community. Improvements due to these assessments will lead to increased access to health care, through creation of jobs, increasing income and employer paid insurance. Housing will also be addressed as contaminants in close proximity to residential areas are assessed and plans made for remediation. Brownfield assessments will encourage community-driven redevelopment projects. Social benefits will be realized as these properties gain productive reuse, including local employment opportunities, strengthen disadvantaged and blighted neighborhoods by addressing the longstanding contamination issues and creating the opportunity for the growth of new businesses in the community.

b. Economic and Community Benefits

Environmental contamination is a hindrance to community revitalization. Cleanup and redevelopment of the sites can encourage higher property values and create jobs, as well as positively impact the local economy by creating a safer, healthier urban space to house businesses and residences. The selected sites are situated amidst once-thriving areas of business in and near the Florida Capitol. Implementation of the proposed brownfield program will result in an expansion of the community tax base, both through enhanced property tax value and elevated sales tax revenues and reduction of blight and improved community image that will further encourage redevelopment and new uses of space. Higher employment rates would elevate per capita and household incomes, as well as improve purchasing power and increase home ownership rates, which are very low in the target area. Economic activity is improving and the Tallahassee unemployment rate has dropped to pre-recession levels. However, job growth has not been evenly distributed in the community and some neighborhoods still have high levels of unemployment. Brownfields Assessment funding provides opportunities for redevelopment of brownfields to viable economic development and housing projects that will **create jobs and expand the local tax base**. Upon the successful completion of assessment and remediation services, Tallahassee will be able to begin the redevelopment process on current brownfield sites. The community will have improved site information available for communications with prospective developers to spur their investments in the community. The increased tax base and renewed economy brought about by redevelopment of these sites will result in improved tax revenues. Such an increase would afford the City the opportunity to enhance public services, public health and enhance continued redevelopment efforts within the community.

National statistics show that up to 33% of environmental assessments reveal no cleanup is needed. This quick removal of uncertainty, will incentivize developers, and remove the fear and stigma of blight with relatively little effort/cost. Reduction of blight and the opportunity for redevelopment will pave the way for new business growth that promotes economic revitalization, which will have wide ranging financial and quality of life effects, allowing the City resources to increase health through improvements to air and water quality through greenspace development, job prospects leading to health insurance for more residents, increased recreational amenities contributing to a healthier population and lower health care costs and increased purchasing power leading to regrowth of the area's small local businesses and overall consumer economy. To ensure CRA programs and projects are meeting their objectives, the City developed performance measures to annually assess the program outcomes. The performance measures were presented to and approved by the CRA Board in 2015.

This project will provide important non-economic benefits as well as it directly aligned with the City's strategic goal in the area of Quality of Life: To enhance the community from a comprehensive viewpoint

focused on the overall needs of the people, including the health and well-being of the community, sustainability initiatives, human services, and arts and culture (*City of Tallahassee, 2014 Report to Citizens*). The City is relying on information gathered as part of this Brownfields assessment grant, if awarded to help develop a potential policy to promote energy efficiency in commercial facilities, implement a Farmers Market Promotional Program, and decide on a Green Cleaning Pilot Project.

To summarize, the following benefits are directly linked to the needs described earlier:

Community Need		Project Benefit
Economic	Low income area	Remediated properties can be used for residential and retail, adding to the tax base and attracting developers
	High vacancy	
Welfare	Blighted properties	Leveraging – City is investing in 3 new police officers for the area
	High crime	
Health	Low birth weight	Remediated contaminants improve public health
	High breast cancer rates	
	Obesity	Added greenspace (Cascades Park & Trail)
Environmental	Storm water risk to groundwater	Mediates risks associated with Climate Change

5. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Audit Findings**

The CPA firms of Thomas Howell Ferguson and Law Redd Crona & Munroe audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Tallahassee for the year ended September 30, 2015, which collectively comprise the County's basic financial statements and issued their report on March 21, 2016. No adverse findings were reported. In fact, the Government Finance Officers Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report.

b. **Programmatic Capability**

The City has team in place successfully managing its current brownfield grants. The team consists of John Powell, Alissa Meyers, and Sri Tammisetti. The City has previously successfully managed the City's Assessment grant, three Cleanup grants, and the current RLF. Alissa Meyers will serve as the overall Project Manager for the City of Tallahassee. Ms. Meyers is a Florida Bar Licensed Attorney with more than 15 years of experience in environmental matters. Technical oversight will be provided by Sri Tammisetti an Environmental Engineer in the Environmental Services and Facilities Department within the City of Tallahassee. Mr. Tammisetti is licensed as a Professional Engineer and who previously worked for over 15 years with the Florida Department of Environmental Protection. The City has procured engineering/consulting services for its prior and ongoing grants in compliance with State and federal regulations/rules. The City plans to re-compete for brownfields consulting & environmental engineering services from a qualified firm to carry out specific tasks for its proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with Florida requirements and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Tallahassee has been awarded grants/financial assistance from federal and state programs for many years and has successfully managed/accounted for them. For the fiscal year ended 9/30/15, Tallahassee received and effectively managed grant awards and financial assistance funding in excess of \$17.9 million in federal awards and over \$3.8 million of state financial assistance. The City has both hiring and contractor procurement systems in place to replace key resources and obtain contractor services in the event that unexpected turnover occurs.

As mentioned previously, FEDP awarded the City its 2016 Environmental Stewardship award and had these comments on the capability of the City and its brownfields staff: "The City of Tallahassee's wide range of operations have a direct impact on the quality and health of our environment and the community.

The city employs conservative and sustainable practices, and environmental considerations are factored into their daily operations. The city's remediation work at Cascades Park is a shining example of site reuse. The city continues to have one of the most successful brownfields programs in the state of Florida, utilizing brownfields grant funding for the assessment and remediation of properties contaminated with hazardous substances and petroleum so those sites can be redeveloped. In August 2016, the city's underground utilities and public infrastructure department became the first public utility in the world to achieve certification to the new standards by NSF-ISR. ISO 14001 Environmental Management System is an international standard designed to maintain regulatory compliance, protect the environment and foster a culture of continuous improvement [https://depnewsroom.wordpress.com/northwest-district-environmental-stewardship-award-winners/]."

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City will document, track, and evaluate the following outputs and outcomes continually through submittal of quarterly progress reports, annual disadvantaged business enterprise reporting, annual Federal Financial reporting, ACRES database tracking, and monthly teleconferences with the EPA Project Officer: number of sites assessed; number of sites for which property title transfers are facilitated; acres of land redeveloped and square footage of buildings positioned for adaptive reuse; acres of parks/greenspace created; length of walking or bike trails created; amount of private investment and other funding leveraged; jobs created or retained; increased property and sales tax revenue generated; number of buildings seeking LEED certification; and reduction in storm water impact.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

Program	Awarding Agency	Amount Awarded	Funds Remaining	Date Awarded
Brownfields Assessment	US EPA	\$400,000	0	2008
Brownfields Clean Up (3 awards)	US EPA	\$600,000	0	2009
Revolving Loan Fund	US EPA	\$1,000,000	795,679.23	2011 (2 Year Extension)

1. Accomplishments

In 2008, the City received a Brownfields Assessment grant for \$400,000 to assess properties along the Gaines Street Corridor. The funds were used to complete 13 Phase I, Phase II, and/or supplemental Environmental Site Assessments at 9 City-owned properties in the Gaines Street Corridor, covering approximately 15 acres. In July 2009 the City received three Brownfields Cleanup grants (combined) totaling \$600,000 to be applied to projects in the Gaines Street Corridor. As an outcome of the 2009 cleanup grants, the Salie and Arts Exchange properties were remediated and redeveloped into upscale student housing and Hampton Inn, respectively. The City continues to manage its \$1,000,000 Brownfields Revolving Loan Fund Grant (RLF) which was extended to 2018. The City has successfully loaned \$200,000 and awarded a \$200,000 sub-grant to the neighboring City of St. Marks to augment and leverage an existing EPA Brownfields cleanup grant; both have been successfully closed. On December 10th, 2016 the City received a loan application for the majority of the remaining RLF funds to augment and facilitate development of a student housing complex located on a Brownfields site.

2. Compliance with Grant Requirements

The City successfully closed out its 2008 assessment grant and three (3) separate cleanup grants awarded in 2009, and is successfully managing its RLF grant, in compliance with the approved workplans, schedules and terms & conditions. Grant deliverables (QAPPs, ESA reports, quarterly and final reports, including final cleanup reports) were completed per the workplans and submitted on time. Measurable outputs and achievements of all are accurately reflected in EPA's ACRES database. The assessment and cleanup grants were completed on time and within budget.

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Tallahassee, Florida

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Not applicable

Page Number(s): _____

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X, 9 and see attachments
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X, 5

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

November 7, 2016

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Tallahassee's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-16-08, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.C.2.h. EPA Brownfields grant funding will strengthen the City of Tallahassee's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Tallahassee consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Sally Cooley, the Northwest District Brownfields Coordinator, at (850) 595-0558 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in cursive script that reads "Laura Barrett".

Laura Barrett, Administrator
DoD and Brownfields Partnership Section

LB/jc

Ms. Barbara Alfano

Page 2

November 7, 2016

cc:

John K. Powell, J.D., P.E., Environmental Regulatory Compliance Administrator, City of
Tallahassee (John.Powell@talgov.com)

Sally Cooley, FDEP Northwest District Brownfields Coordinator (Sally.Cooley@dep.state.fl.us)

Barbara Alfano, EPA Region 4 Florida Grants Coordinator (Alfano.Barbara@epa.gov)

Roger Register, National Brownfields Practice Leader, Cardno (Roger.Register@cardno.com)

Carolyn Weaver, Grants Manager, Cardno (Carolyn.Weaver@cardno.com)

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

Appendix A. Threshold

1. Applicant Eligibility. The City of Tallahassee is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 40CFR Part 31.1
2. Community Involvement. See Appendix C for Letters of Support.

The City will develop a written Community Involvement Plan (CIP), seeking input on the CIP as broadly as possible, but particularly from residents closest to the targeted community sites (known interested citizens/businesses, community leaders, external experts (including State and EPA staff). For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback.

A Citizen's Advisory Committee consisting of nine (9) members representing the business and neighborhood components of the Frenchtown and Southside Communities will serve as ambassadors for this Brownfields project. They have volunteered to provide outreach and education on a personal basis, keeping their families, friends and neighbors informed. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning.

There is broad agreement amongst the residents and local business owners on the Southside target area's importance and interest in its future. Desired outcomes included higher standards of development/environment quality in implementation of proposed Future Land Uses, sense of place, definition of SoMo Street Corridor as a major downtown gateway, incorporation of residential/mixed uses in a pedestrian-friendly setting, and resolution of traffic and parking problems. Up to five (5) public meetings will be held, depending on need and interest to seek public participation to ensure on the assessment project, site selection, and redevelopment options. The City will make the draft documents available for review and comment and will also address comments by the community be incorporated in revised documents.

3. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

EPA Funding Information

BF - 95481911 - 1 Page 2

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$ 1,000,000	\$ 0	\$ 1,000,000
EPA In-Kind Amount	\$ 0	\$	\$ 0
Unexpended Prior Year Balance	\$ 0	\$	\$ 0
Other Federal Funds	\$ 0	\$	\$ 0
Recipient Contribution	\$ 200,000	\$	\$ 200,000
State Contribution	\$ 0	\$	\$ 0
Local Contribution	\$ 0	\$	\$ 0
Other Contribution	\$ 0	\$	\$ 0
Allowable Project Cost	\$ 1,200,000	\$ 0	\$ 1,200,000

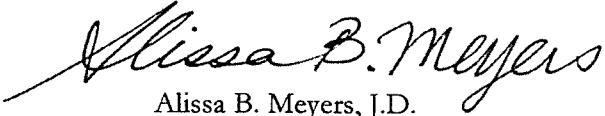
Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 101(39) CERCLA: Sec. 104(k)(3)	2 CFR 200 2 CFR 1500 40 CFR 33 and 40 CFR 35 Subpart P

[illegible]

Ms. Barbara Alfano
December 16, 2016
Page Two

The City of Tallahassee appreciates the opportunity to apply for FY 2017 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Alissa B. Meyers". The signature is fluid and cursive, with a long horizontal line extending from the start of the name.

Alissa B. Meyers, J.D.
Environmental Regulatory Compliance Administrator

Budget Summary Page

Table A - Object Class Category (Non-construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$46,000
2. Fringe Benefits	\$14,200
3. Travel	\$14,000
4. Equipment	\$0
5. Supplies	\$10,000
6. Contractual	\$75,800
7. Construction	\$0
8. Other	\$1,040,000
9. Total Direct Charges	\$1,200,000
10. Indirect Costs: % Base	\$0
11. Total (Share: Recipient <u>20.00</u> % Federal <u>80.00</u> %.)	\$1,200,000
12. Total Approved Assistance Amount	\$1,000,000
13. Program Income	\$0
14. Total EPA Amount Awarded This Action	\$0
15. Total EPA Amount Awarded To Date	\$1,000,000

Administrative Conditions

The following administrative conditions are added and are applicable to the new funding and any unobligated balances (defined at 2 CFR 200.98) remaining on the award at the time of this amendment unless otherwise noted:

GENERAL TERMS AND CONDITIONS

The recipient agrees to comply with the current EPA general terms and conditions available at: <https://www.epa.gov/grants/epa-general-terms-and-conditions-effective-march-29-2016-or-later>.

These terms and conditions are in addition to the assurances and certifications made as part of the award and the terms, conditions or restrictions cited throughout the award.

The EPA repository for the general terms and conditions by year can be found at: <http://www.epa.gov/grants/grant-terms-and-conditions>

The applicable terms and conditions below are in addition to the general terms and conditions noted above:

1. ANNUAL FFR (INTERIM) PURSUANT TO 2 CFR 200.327

Pursuant to 2 CFR 200.327, EPA recipients shall submit an interim annual Federal Financial Report (FFR, SF-425) to EPA no later than 90 calendar days following the anniversary of the award date. The form is available on the internet at: <http://www2.epa.gov/financial/forms>.

The following reporting period end dates shall be used for interim annual reports: 3/31, 6/30, 9/30, or 12/31.

At the end of the project, the recipient must submit a final FFR to EPA no later than 90 calendar days after the end of the project period. The form is available on the internet at: <http://www2.epa.gov/financial/forms>. All FFRs must be submitted to the Las Vegas Finance Center (LVFC) via email LVFC-grants@epa.gov or fax at 702-798-2423.

2. UTILIZATION OF SMALL, MINORITY AND WOMEN'S BUSINESS ENTERPRISES

GENERAL COMPLIANCE, 40 CFR, Part 33

The recipient agrees to comply with the requirements of EPA's Disadvantaged Business Enterprise (DBE) Program for procurement activities under assistance agreements, contained in 40 CFR, Part 33.

MBE/WBE REPORTING, 40 CFR, Part 33, Subpart E

MBE/WBE reporting is required in annual reports. Reporting is required for assistance agreements where there are funds budgeted for procuring construction, equipment, services and supplies, including funds budgeted for direct procurement by the recipient or procurement under subawards or loans in the "Other" category that exceed the threshold amount of \$150,000, including amendments and/or modifications.

Based on EPA's review of the planned budget, this award meets the conditions above and is subject to the Disadvantaged Business Enterprise (DBE) Program reporting requirements. However, if recipient believes this award does not meet these conditions, it must provide the DBE Coordinator with a justification and budget detail within 21 days of the award date clearly demonstrating that, based on the planned budget, this award is not subject to the DBE reporting requirements.

The recipient agrees to complete and submit a "MBE/WBE Utilization Under Federal Grants, Cooperative Agreements and Interagency Agreements" report (EPA Form 5700-52A) on an annual basis. All procurement actions are reportable, not just that portion which exceeds \$150,000.

When completing the annual report, recipients are instructed to check the box titled "annual" in section 1B of the form. For the final report, recipients are instructed to check the box indicated for the "last report" of the project in section 1B of the form. Annual reports are due by October 30th of each year. Final reports are due by October 30th or 90 days after the end of the project period, whichever comes first.

The reporting requirement is based on total procurements. Recipients with expended and/or budgeted funds for procurement are required to report annually whether the planned procurements take place during the reporting period or not. If no budgeted procurements take place during the reporting period, the recipient should check the box in section 5B when completing the form.

MBE/WBE reports should be sent to:
R4epagrantsmbewbereporting@epa.gov
cc: johnson.sharonita@epa.gov
Attn: Sharonita Johnson

The current EPA Form 5700-52A can be found at the EPA Office of Small Business Program's Home Page at http://www.epa.gov/osbp/dbe_reporting.htm

This provision represents an approved deviation from the MBE/WBE reporting requirements as described in 40 CFR, Part 33, Section 33.502; however, the other requirements outlined in 40 CFR Part 33 remain in effect, including the Good Faith Effort requirements as described in 40

CFR Part 33 Subpart C, and Fair Share Objectives negotiation as described in 40 CFR Part 33 Subpart D and explained below.

FAIR SHARE OBJECTIVES, 40 CFR, Part 33, Subpart D

A recipient must negotiate with the appropriate EPA award official, or his/her designee, fair share objectives for MBE and WBE participation in procurement under the financial assistance agreements.

In accordance with 40 CFR, Section 33.411 some recipients may be exempt from the fair share objectives requirements as described in 40 CFR, Part 33, Subpart D. Recipients should work with their DBE coordinator, if they think their organization may qualify for an exemption.

Accepting the Fair Share Objectives/Goals of Another Recipient

The dollar amount of this assistance agreement, or the total dollar amount of all of the recipient's financial assistance agreements in the current federal fiscal year from EPA is \$250,000, or more. The recipient accepts the applicable MBE/WBE fair share objectives/goals negotiated with EPA by the **FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION** as follows:

MBE: CONSTRUCTION 9%; SUPPLIES 9%; SERVICES 9%; EQUIPMENT 9%
WBE: CONSTRUCTION 3%; SUPPLIES 3%; SERVICES 3%; EQUIPMENT 3%

By signing this financial assistance agreement, the recipient is accepting the fair share objectives/goals stated above and attests to the fact that it is purchasing the same or similar construction, supplies, services and equipment, in the same or similar relevant geographic buying market as the **FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**.

Negotiating Fair Share Objectives/Goals, 40 CFR, Section 33.404

The recipient has the option to negotiate its own MBE/WBE fair share objectives/goals. If the recipient wishes to negotiate its own MBE/WBE fair share objectives/goals, the recipient agrees to submit proposed MBE/WBE objectives/goals based on an availability analysis, or disparity study, of qualified MBEs and WBEs in their relevant geographic buying market for construction, services, supplies and equipment.

The submission of proposed fair share goals with the supporting analysis or disparity study means that the recipient is **not** accepting the fair share objectives/goals of another recipient. The recipient agrees to submit proposed fair share objectives/goals, together with the supporting availability analysis or disparity study, to the Regional MBE/WBE Coordinator within 120 days of its acceptance of the financial assistance award. EPA will respond to the proposed fair share objective/goals within 30 days of receiving the submission. If proposed fair share objective/goals are not received within the 120 day time frame, the recipient may not expend its EPA funds for procurements until the proposed fair share objective/goals are submitted.

SIX GOOD FAITH EFFORTS, 40 CFR, Part 33, Subpart C

Pursuant to 40 CFR, Section 33.301, the recipient agrees to make the following good faith efforts

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Tallahassee, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000435

*** c. Organizational DUNS:**

0732451930000

d. Address:

*** Street1:** 300 South Adams Street

Street2:

*** City:** Tallahassee

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:** 32301-1721

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Alissa

Middle Name:

*** Last Name:**

Meyers

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:** 8508918854

Fax Number:

*** Email:** alissa.meyers@talgov.com



Apalachee Regional Planning Council

**Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty,
Leon, and Wakulla Counties and their municipalities**

December 15, 2016

John K. Powell
City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301-1721

Dear Mr. Powell:

On behalf of Apalachee Regional Planning Council, please accept this letter of support for the City of Tallahassee's application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The ARPC is a regional entity with the charge of supporting local governments in their economic, social and community development endeavors. We are supported by our local governments and in turn, support their efforts to improve their local economies.

In support of the City's Brownfield Program, the Apalachee Regional Planning Council will be happy to provide assistance if the City is successful in receiving a 2017 EPA Brownfields Assessment Grant. Further, The ARPC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Bruce Ballister so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Apalachee Regional Planning Council
Bruce Ballister,
Sr. Planner for Economic &
Community Development

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Tallahassee Community-Wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-2

* b. Program/Project

FL-2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Alissa

Middle Name:

* Last Name: Meyers

Suffix:

* Title: Administrator

* Telephone Number: 8508918854

Fax Number:

* Email: alissa.meyers@talgov.com

* Signature of Authorized Representative:

Srinivas Tammiseti

* Date Signed:

12/19/2016



December 20, 2016

Ms. Barbara Alfano
US Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960

RE: FY 2017 EPA Brownfields Assessment Grant Application

Dear Ms. Alfano:

On behalf of the City of Hawthorne, Florida enclosed is a proposal for United States Environmental Protection Agency funding for brownfields assessment activities.

Hawthorne sprung up as a settlement around 1840 from the development of a Grist Mill. Large tracts of land for timber harvesting and agriculture drew more settlers to the town. To encourage growth of the town, a gentleman named James Hawthorn donated land for the railroad to come through and shortly thereafter became incorporated as a town in 1881, which was named after his last name. Hawthorne continued to grow as it became the intersection of two major railroad lines; the north and south running Seaboard Air Railroad Line and the east and west running Atlantic Coast Railroad Line. These rail lines still exist today and the legacy of rail, industrial, and commercial brownfields lingers over our community. We have conducted a preliminary inventory of brownfields sites within the city limits. The inventory identified 22 different sites and over 40% of these once viable businesses are now closed. The brownfield sites have a wide array of previous uses that include eight gas stations/convenience stores, four automotive/engine repair shops, three cattle farms with potential dip vats, one tire shredding facility, a Ford Motor Plant, one former bulk fueling facility, one egg farm and distribution facility, one dry cleaner and two vacant buildings with unknown historical use. Based upon input from community outreach meetings, Hawthorne has decided to focus primarily on brownfield sites along Main Street, but also address areas in the former industrial park. We

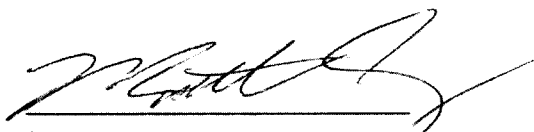
believe an EPA Brownfield Assessment Grant will serve as a catalyst for revitalize these two focus areas.

- a. **Applicant Identification:** City of Hawthorne, Florida (DUNS#024387383)
6700 SE 221st Street
Hawthorne, FL 32640
- b. **Funding Request:**
 - i. **Grant Type:** Assessment
 - ii. **Assessment Grant Type:** Community-wide
 - iii. **Federal Funds Requested:** \$300,000
 - iv. **Contamination:** Hazardous Substances (\$150,000) and Petroleum (\$150,000)
- c. **Location:** The assessment grant proposal targets the City of Hawthorne, FL.
- d. **Property Information for Site Specific Proposal:** The City of Hawthorne is applying for a Community-Wide Assessment Grant; therefore, this section is **not applicable**.
- e. **Contacts:**
 - i. **Project Director:** Ms. Ellen Vause, will serve as the Project Director for this proposal. Ms. Vause's contact information is as follows: phone (352) 481-2432, evause@cityofhawthorne.net, 6700 SE 221st Street, Hawthorne, FL 32640
 - ii. **Chief Executive/Highest Ranking Official:** Mayor Matthew Surrency and my contact information is as follows: phone (352) 481-2432, msurrency@cityofhawthorne.net, 6700 SE 221st Street, Hawthorne, FL 32640
- f. **Population:**¹ City of Hawthorne, FL: 1,780
- g. **Regional Priorities Form/Other Factors Checklist:** Attached
- h. **Letter from the State or Tribal Environmental Authority:** Attached

Please do not hesitate to contact me at phone (352) 481-2432, msurrency@cityofhawthorne.net if you have any questions or require any additional information. Thank you for your favorable consideration of this proposal.

Sincerely,

Matthew Surrency, Mayor
City of Hawthorne, Florida



¹ US Census Bureau, American Community Survey. 2010-14

1. Community Need

1.a. Target Area and Brownfields

1.a.i. Community and Target Area Descriptions

Hawthorne is a charming small town in the upper portion of central Florida approximately 16 miles east of Gainesville, home to the Florida Gators. Hawthorne encompasses approximately five square miles in Alachua County near the border of Putnam County. Hawthorne has been the home to such notables as Jonathon Edwards (former Vice Presidential candidate), and rock and roll legend Bo Diddley. Hawthorne's charm is her Main Street USA ambiance, filled with southern historic homes and businesses surrounded by beautiful natural beauty of lakes, forests and wetlands within the St. John's River Management District.

Hawthorne sprung up as a settlement around 1840 from the development of a Grist Mill. Large tracts of land for timber harvesting and agriculture drew more settlers to the town. To encourage growth of the town, a gentleman named James Hawthorne donated land for the railroad to come through and shortly thereafter became incorporated as a town in 1881, which was named after his last name. Hawthorne began to also become known as a sportsman's paradise due to the 400 surrounding lakes with gamefish and abundance of wildlife. One of the town's prominent families built a hotel in the late 1800s in the center of town that still stands today. Moore's Motel was known as one of the most beautiful hotels in the state, attracting hunters and fisherman from hundreds of miles away. Hawthorne continued to grow as it became the intersection of two major railroad lines; the north and south running Seaboard Air Railroad Line and the east and west running Atlantic Coast Railroad Line. These rail lines still exist today and are owned and operated by CSX out of Jacksonville. Citrus crops become a big industry until some big freezes occurred from 1894 through 1899. The Hawthorne area later became the site of the first phosphate mining operation in the state of Florida. Plywood and wood products grew to one of Hawthorne's economic mainstays as the result of Georgia-Pacific constructing a mill in 1896.

Hawthorne continued to grow and flourish through the next 110 years until the unthinkable happened. In 2011, Georgia-Pacific closed their plywood mill that killed more than 400 jobs in the community. It is hard to describe the devastation that the mill closing had on this small town with a population of approximately 1,300 people at the time. In essence, more than 80% of the local economy was impacted in some form or another. When you consider that over half of the town was employed at the mill and the businesses that also had to shut down as a result of the closure, it is a wonder that Hawthorne survived at all. Many of the once thriving businesses have turned into brownfields. So many of the buildings that housed businesses supporting the working population at the mill are now abandoned with dilapidating structures with overgrown vegetation. Many of these buildings included gas stations, automotive repair shops, dry cleaners, fabrication shops and manufacturing facilities now cause concern for human health and the environment within Hawthorne.

Circumstances and potential environmental impacts like these are enough to destroy many ordinary towns; however, Hawthorne is no ordinary town. The City Manager has characterized Hawthorne as "a can do town", and the City has the determination and plans to restore the community and the local economy. The City has annexed over 1,200 more acres and has attracted one of the largest land owners in the United States to invest in Hawthorne with industrial, commercial and residential development to help revitalize the economy. This planned development is known as the Plum Creek development and will certainly create opportunities for population growth and redevelopment of Hawthorne's brownfield properties. Due to the relatively the small size of Hawthorne, the City plans to use the funding from the EPA Brownfields Community-wide Assessment Grant throughout Hawthorne's jurisdictional limits.

1.a.ii. Demographic information and Indicators of Need

When comparing Hawthorne to county, state and US demographics, it is easy to see the distressed conditions within the town. The unemployment rate for Hawthorne (11.3%) more than doubles that of the national average (5.8%). The poverty level of Hawthorne residents (43.6%) is almost triple that of the national average (15.6%). The per capita income of Hawthorne (\$12,527) is less than half that of the

national average (\$28,555). More than one-quarter of the residents are dependent on food stamps. To say things have become twice as bad since the closure of the Georgia Pacific Plant is not an understatement. According to US Census data, the poverty level in Hawthorne has nearly doubled since 2010. Poverty for those individuals less than 18 years of age has nearly tripled since 2010. Unemployment is 2.4 times higher than it was in 2010 and the per capita income has dropped by 17% in the last six years.

The following table represents the disparity of the target area compared with national, state, and county average statistics.

Metric	US	Florida	Alachua County	Hawthorne
Population	314,107,084	19,361,792	251,759	1,780
Minority Population	37.2%	43.4%	34.2%	49.6%
Children under 5	6.4%	5.6%	5.5%	9.3%
65 years or older	13.7%	18.2%	11.5%	10.6%
Population with a disability	12.1%	13.1%	10.3%	13.2%
Unemployment Rate	5.8%	6.5%	6.3%	11.3%
Per Capita Income	\$28,555	\$26,499	\$25,020	\$12,527
Median Household Income	\$53,482	\$47,212	\$42,045	\$35,625
Median Family Income	\$65,443	\$57,176	\$64,289	\$35,833
Poverty Level	15.6%	16.7%	25.4 %	43.6%
Poverty Level, under 18 years of age	21.9%	24.1%	25.8 %	54.7%
With Food Stamp/SNAP benefits (past 12 months)	13.0%	14.3%	11.6%	26.5%
Vacant Housing Units	12.5%	20.3%	15.2%	22.1%

Data from American Community Survey 2010-2014

Bold type indicates significant disparity

The Table above reflects a significant disparity in almost every category. The table also reveals that Hawthorne has sensitive populations at risk from exposure to brownfield properties. The population of young children less than 5 years of age is 45% higher than the national average. Over half the children under 18 in Hawthorne live in poverty. There is also a higher minority population of nearly 50% compared to a 37.2% national average. The population of Hawthorne residents with a disability is higher than the county, state and national averages as well.

1.a.iii. Brownfields And Their Impacts

The City of Hawthorne recently conducted a preliminary inventory of brownfields sites within the city limits. The inventory identified 22 different sites that would be considered brownfields based on the type of businesses that once occupied the properties. According to the number of operating businesses in Hawthorne, these brownfield properties indicate that over 40% of the once viable businesses in the city are closed. The brownfield sites have a wide array of previous uses that include eight gas stations/convenience stores, four automotive/engine repair shops, three cattle farms with potential dip vats, one tire shredding facility, a Ford Motor Plant, one former bulk fueling facility, one egg farm and distribution facility, one dry cleaner, and two vacant buildings with unknown historical use. Based upon input from community outreach meetings, Hawthorne has decided to focus primarily on brownfield sites along Main Street and in the former industrial

park. Among the sites on Main Street, five sites were considered to be priority sites. These sites and potential environmental issues associated with them are as follows:

- **Former Lucky's Pump Service** – The former pump and small engine repair service is located on 20710 Main Street and occupies approximately 0.5 acres along Main Street. The property has very high visibility at the corner of Main Street and Highway 20. The property is located approximately 800 feet from a residential area.
- **Former Brown's Hardware** – This property has previously had USTs and fuel pumps and also had a small engine repair shop. The site encompasses approximately 0.20 acres at the intersection of Main Street and Highway 20. The property is located approximately 800 feet from a residential area.
- **Former Dry Cleaners** – The former dry cleaners is located at 6845 Southeast 221st Street. The property encompasses roughly one-quarter acre and is located less than one block from a residential neighborhood.
- **Old Ford Motor Company Plant** – The Plant on the 700 block of Southeast 221st Street. The service station is situated on an approximate 1/2-acre lot approximately one block from a residential area.
- **The Former Central Motor Supply** – The facility previously included a gas station and also was used to work on motors. The site is located at 6915 Southeast 221st Street and occupies the entire city block. The property is approximately 0.25 acres in size and is located approximately 500 feet from a residential neighborhood.

Each of these sites has substantially deteriorated and has the perception of being contaminated. Although the true environmental impact cannot be known without assessment, each of the sites has the potential of impacting health and the environment in Hawthorne. Four of these sites likely used chlorinated solvents and at least three of them appear to have stored and/or dispensed petroleum.

Benzene is found in gasoline and according to CDC.gov benzene causes bone marrow problems, a decrease in red blood cells, leukemia, and nervous system problems. Tetrachloroethylene (PCE) and perchlorethylene (TCE) are commonly found in dry cleaning and industrial solvents. Carbon tetrachloride is a byproduct of the breakdown of PCE and is used as a solvent in industrial applications. Known health effects from these contaminants include: respiratory problems, liver/kidney damage, nerve damage, skin irritation, and headaches. According to CDC.gov benzene causes bone marrow problems, a decrease in red blood cells, and leukemia - a leading type of cancer in Alachua County. PCE is a carcinogenic chemical widely used in dry cleaning operations until the mid-1990s. Inadequate storage and disposal practices of this synthetic, volatile organic compound (VOC) have resulted in widespread contamination of soil and groundwater. Exposure to PCE causes damage to the liver and kidneys, affects reproductive organs and causes cancer.

According to cancer.gov, sources of lead contamination include leaking underground storage tanks. Lead has been known to negatively affect the nervous system, reproductive system, hematopoietic system, and cause leukemia.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

The brownfields are having a negative impact on the welfare in Hawthorne. Most of the structures are deteriorating and are cause for safety concerns. Abandoned dilapidated structures can become magnets for youth, and over one-third of the population is under 20 years of age according to the US Census American Community Survey, 2010-2014. Unsafe roofs, friable asbestos and other issues present safety issues with young people illegally entering buildings on these brownfield properties. The blight also leads to psychological problems. Studies such as the "Experimental Analysis of Neighborhood Effects" performed by Kruger in 2007 have shown that neighborhood deterioration is linked to higher levels

of depressive symptoms, violence, drug use, and crime. In addition, there is also a lack of community services in Hawthorne due to less jobs and taxable income to support them. There is no public transportation and there are also no grocery stores in Hawthorne.

Another impact to the welfare of Hawthorne's residents is the fact that since the majority of the jobs were lost in 2011, the majority of residents who have been able to find jobs now must travel a much greater distance. According to Citydata.com, over 60% of the residents travel between 30 to 60 minutes to work. Residents are unable to find employment within their city or even county of residence and have to drive to other counties to find suitable employment. The lack of jobs has also led to a higher volume of cheap over-crowded housing. According to the US Census, American Community Survey, 2010-2014, the percent of overcrowded housing (12.1%) is almost triple that of the national average. Neighborhood Scout reports that the real estate in Hawthorne neighborhoods consist of more mobile homes than 96.3% of all neighborhoods in America, with 33.0% of the occupied housing here being classified as mobile homes.

1.b.ii. Cumulative Environmental Issues

There are 19 Superfund sites in Alachua County according to Homefacts.com. One of these is on the National Priorities List (NPL). The county is also filled with abandoned cattle dipping vats that use harmful chemical such as arsenic to kill pests on livestock, and many of these are in the Hawthorne area. Scorecard.com ranks Alachua County in the 100th percentile of worst counties in the US relating to cancer risk for air and water releases. Hawthorne is also ranked in the 90th percentile for total environmental releases. There are also two sets of railroad lines that run through the center of Hawthorne. Herbicides containing arsenic that were once used for spraying the tracks is also a potential exposure issue to the residents. Lead exposure from lead-based paint is another potential cumulative exposure due to the number of low-income families living in aging houses. Scorecard ranks Hawthorne in the 90th percentile of having the number of housing units with a high risk of lead. Lead is a recognized cause of cancer and can cause serious health problems for pregnant women and developing children. Lead is also suspected of damaging the nervous, reproductive, endocrine, respiratory, and immune systems.

1.b.ii. Cumulative Public Health Impacts

Public Health is one of the primary concerns associated with brownfields in Hawthorne. Health hazards are often not detectable to nearby residents which can be especially threatening when dealing with long term exposures. Common contaminants of concern at the former gas stations that are priority sites in Hawthorne include petroleum oils, VOCs, semi-volatile organic compounds (SVOCs) and heavy metals such as lead. Contamination can enter subsurface soil and groundwater, and originates from leaking underground storage tanks, overfills during product deliveries and leaking from pipes connecting the USTs to dispenser pumps. VOCs such as toluene, xylene, and dichloromethane adversely affect developing children, and are suspected to damage the reproductive, respiratory, nervous and immune systems as well as cause an increased risk of developing cancer (ATSDR, Toxicological Profiles).

Sites such as the Old Ford Motor Company and the former automotive repair shop likely used solvents that contained chemicals such as tetrachloroethylene, trichloroethylene, and carbon tetrachloride. Exposure to these chemicals causes damage to the liver and kidneys, affects reproductive organs and causes cancer (ATSDR, Toxicological Profiles).

Lead is also a concern with houses built prior to 1978, according to the CDC. The CDC also states that children under the age of 6 are more at risk. Of all the housing in Hawthorne, 40.8% were built prior to 1980. This puts the 67 (9.3%) children under 5 living in Hawthorne at an elevated risk of toxic lead exposure (from multiple sources-water and housing) on a daily basis. Asbestos is another contaminant found in older buildings and health care centers, such as the Old Ford Motor Company site. Asbestos exposure is a known source of lung cancer

(hercenter.org/facilitiesandgrounds/asbestos.cfm). The lung cancer incidence rate is not available on a smaller basis than county-wide. However, Alachua County's rate is 68.6 while the state rate is 54.92.

Sensitive populations have been identified as more vulnerable to environmental hazards. Sensitive populations that have been identified in Hawthorne in numbers well above the national average include children less than 5 years of age, minorities, and those living in poverty. Children's capacity to absorb 4 times more contamination than adults targets them as a high risk group for toxic exposures (Emory et al., 2003. S26). Additionally, individuals with altered immunity (such as cancer patients) and those with cognitive and physical disabilities may also be more at risk from specific toxic exposures (envirn.org/pg/pages/view/1345/risk-and-vulnerability). Hawthorne's population of children, elderly, disabled and veterans are higher than the county, and much higher than the state and nation.

Many of the contaminants commonly found at the types of brownfields in Hawthorne are known neurotoxins including: lead, mercury, arsenic and toluene. Lead exposure in children causes lowered IQ and may be linked cognitive damage and attention and behavioral problems (Stein et al., 2002.). is not only abnormally high but it is also rising at a rate much faster than the state and the nation. This data is particularly compelling when the county percentage is 7.5% and the state's is 8.6%.

1.c. Financial Need

1.c.i. Economic Conditions

Currently, the economic conditions are not good in Hawthorne. As stated previously, the city's main employer closed its doors in 2011 losing more than 400 jobs in the process. This closing has started a domino effect of other businesses closing throughout the city and surrounding area. The resulting closed businesses have decreased the tax base from which the city can draw revenue for capital projects. To make matters worse, an audit showed the town's general fund has been bailing out the water and sewer fund, which is supposed to support itself. That has meant a transfer of \$1.2 million over 15 years, according to City Manager Ellen Vause. For a city with a total operating budget of \$2.4 million, that's a lot of money <http://jacksonville.com/news/florida/2011-11-24/story/shuttered-wood-plant-doesnt-get-hawthornes-way-giving-thanks>.

Hawthorne only has 656 people in the work force today based on the 2015 census. There are more indicators from the latest US Census of how depressed the local economy has become. Unemployment is more than double the national average (11.3% versus 5.2%). The poverty level is almost three time the national average (43.6% versus 15.6%). The poverty level of households that have children less than 18 years of age is above 50%, or double the national average (54.7% versus 21.9%). The per capita income is less than half of the national average (\$12,527 versus \$28,555). In addition, things have been so bad in Alachua County and Hawthorne for so long that the US Census has designated Alachua County as a persistent poverty county. Alachua is only one of four counties in Florida that have this persistent poverty designation.

1.c.ii. Economic Effects of Brownfields

The brownfields are having a negative economic impact on the City of Hawthorne. Crime is up and property values are down. Over 43% of the homes have a value of less than \$100,000 and the vacancy rate for housing is 22.1% according to the US Census American Community Survey, 2010-2014. This means that essentially over 20% of Hawthorn's population has moved on resulting in an even smaller tax base. The US Census American Community Survey shows that a 27% drop in value from \$143,200 in 2011 to \$113,100 in 2014. These vacancies are creating a greater burden on municipal services due to blight and crime issues. Homefacts.com shows Hawthorne to have a crime rate of 34.7%, putting an even greater burden on the municipality. According to the U.S. Department of Housing and Urban Development (HUD) the foreclosure rate in Hawthorne is 6.5%, further indicating effects of the brownfields on the community.

2. Project Description and Feasibility of Success

2.a. Project Description, Timing, and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

Hawthorne has had a Comprehensive Plan in place that dovetails perfectly with the mission and goals of EPA's Brownfields program. The City developed the plan with eight goals and objectives that focus on responsible and sustainable development. These goals include: 1) Develop those areas within the City that already have the capacity to accommodate growth in an environmentally acceptable manner. 2) Provide traffic circulation which serves existing and future land uses. 3) Provide Affordable Housing to meet the needs of the City's present and future citizens. 4) Ensure the provision of public facilities in an environmentally sound manner. 5) Conserve the natural resources available to the city through appropriate use and protection. 6) Secure the provision and maintenance of greenspace and recreational facilities. 7) Establish a partnership of government entities to achieve the comprehensive planning goals and promote compatible development. 8) Adopt a Capital Improvements Program which coordinates the timing and prioritizes the needs addressed by the City.

In keeping with the seventh goal, Hawthorne has developed a close working relationship with Envision Alachua to ensure the City successfully reaches these goals. Envision Alachua is a community-based planning process that seeks to create a vibrant and sustainable future on Plum Creek lands located in eastern Alachua County. Envision Alachua responds directly to the needs and goals expressed by the public—creating opportunities for jobs and education, protecting natural lands and conserving valuable resources. Envision Alachua and the City of Hawthorne has been involved in an extensive community planning process since June of 2011. This process has included: 16 Task Force meetings, 7 Community Workshops, 5 Educational Forums, and 4 Tech Advisory meetings. In addition to these meetings, Hawthorne has also held community outreach meetings to discuss how the EPA Community-wide Assessment Grant will be utilized to help meet the goals and objectives of the Comprehensive Plan.

Together, Hawthorne and Envision Alachua have been working with Weyerhaeuser, one of the nation's largest land owners to help bring responsible development/redevelopment to the City. Through this negotiation, Hawthorne recently annexed an additional 17,000 acres into the City, which will become part of Weyerhaeuser's development. The annexation allows for three tasks, which include the City and region to attract new jobs to Hawthorne which is critical to addressing poverty and underemployment; capitalizes on CSX frontage which is a regional asset for attracting industry and; expands the City by first adding large parcels that can be master planned, rather than small parcels, which is the responsible way to annex into the Reserve Area established in the County Comprehensive Plan for Hawthorne annexations. Hawthorne was able to influence Weyerhaeuser into incorporating livability principles into their new developments such as setting aside a portion of the planned redevelopment for affordable housing, conserving greenspace, providing walking trails, and many other components. Developments by Weyerhaeuser like this one is expected to bring 30,000 new jobs to Alachua County, which makes it extremely important to address the brownfield properties within Hawthorne in order to attract new businesses to the properties and prevent urban sprawl outside Hawthorne's city limits.

The City of Hawthorne has also established a Community Redevelopment Agency (CRA) to help achieve the goals of the City's Comprehensive Plan. The Hawthorne CRA has developed and amended the CRA plan to include property purchase and funding to build a Multi-Purpose building/Civic center just south of City Hall. The CRA will not be able to fund the project entirely. The CRA has determined that additional funds will have to come from other sources (such as the EPA Brownfields). This funding will address asbestos issues in blighted buildings and refocus efforts to make the historical "downtown" area intergraded with the community. The main uses of

downtown now are the library, bank and City Hall, and several retail/service oriented business such as Ace Hardware, the Corner Store and Sam's Garage. Many buildings are vacant and declining in maintenance. Hawthorne recently received a \$4,000 Facade Grant to address the outside of these structures but the brownfield funding is needed to address the environmental issues associated with the property.

Hawthorne has also been established by the state of Florida as a Rural Economic Development Initiative (REDI) community. REDI is a program created to better serve Florida's rural communities by providing a more focused and coordinated effort among state and regional agencies that provide programs and services for rural areas such as:

- Responding to specific community needs and requests.
- Working with communities to improve their rural economies.
- Assists communities in improving access to housing, health care, and educational opportunities.
- Recommends waivers of provisions of economic development programs on a project-by-project basis.
- Undertakes advocacy, outreach, and capacity building to improve conditions in rural communities.
- Provides direct access and referrals to appropriate state agencies as well as county and city associations.
- Reviews and evaluates the impact of statutes and rules on rural communities and works to minimize adverse impact.

The City of Hawthorne plans to utilize the brownfields grant to conduct Phase I Environmental Site Assessments (ESAs) on 14 of the properties. Hawthorne estimates that Phase II ESAs will not be necessary on all of the properties and is planning to conduct six Phase II ESAs with Site-specific Quality Assurance Project Plan (SSQAPPs) on the highest priority sites. Of these six sites, Hawthorne plans to use the grant funding to have Analysis of Brownfields Cleanup Alternatives (ABCA) and cleanup planning developed for four of the properties. Hawthorne plans to use the remainder of the funding for project management tasks and reports such as quarterly reporting, ACRES database reporting, and Generic Quality Assurance Project Plan (QAPP) development.

2.a.II. Timing and Implementation

The City of Hawthorne is aware that the grant period is for three years and has a plan for completing the work on schedule. Our plan involves spending approximately 30% of the funding in year 1, 50% in year 2, and 20% in year 3. This plan involves having several tasks completed after the award announcement but prior to execution of the Cooperative Agreement so the City may move rapidly towards assessing sites after receiving the funding. These tasks include soliciting a qualified environmental consultant through a Request for Qualifications (RFQ) process. This process should take between two to three months. During this time the City will also develop a Work Plan for submission to the EPA for approval. Hawthorne will also utilize this time period to secure as many property access agreements as possible for the highest priority sites. The City of Hawthorne will adhere to the Brownfields Programmatic Requirements as stated in Section VI.E of the Guidelines for Brownfields Assessment Grants. Hawthorne has developed the following schedule to begin after execution of the Cooperative Agreement:

0 to 3 months	Prepare and submit draft QAPP, hold Kick-off meeting, attend National Brownfields Conference, and prepare 1st quarterly report.
3 to 6 months	Prepare and submit final QAPP, initiate Phase Is on high priority sites, and prepare quarterly report and update ACRES database, hold community outreach meetings.
6 to 12 months	Complete Phase I ESAs for high priority sites, submit Site-specific QAPPs for

	Phase II ESAs for priority sites, update Acres database, quarterly reporting, hold community outreach meetings.
12 to 18 months	Complete all Phase I ESAs on all remaining sites, complete some Phase II ESAs, and submit Site-specific QAPPs for Phase II ESAs for any additional sites continue Acres database, quarterly reporting, community outreach meetings.
18 to 24 months	Complete all remaining Phase II ESAs on high priority sites; continue Acres database, quarterly reporting, community outreach meetings.
24 to 36 months	Perform any needed additional delineation, prepare ABCAs, and continue Acres database, quarterly reporting, community outreach meetings. Finalize ACRES reporting and final closeout report to EPA.

a) **Contractor Selection:** Within one month of award the City of Hawthorne will issue a RFQRFQ for hiring a Qualified Environmental Consultant. The RFQ will be posted on the City website and published in the newspaper. Ellen Vause with the City of Hawthorne will be responsible for RFQ development and issuance of the RFQ. During month 2 the City will select a consultant. The City Council will then choose the most qualified contractor and immediately negotiate a contract with them.

b) **Site Selection:** The City of Hawthorne has been conducting public outreach meetings concerning brownfields sites since 2011. As a result of these meetings, the City has prioritized the top five sites that are being targeted for redevelopment. Additional sites will be prioritized based on sites that that pose the most threat to human health and/or the environment. In addition, sites to be potentially purchased by the City will be considered a priority. Other considerations may include: interest in development of a site; significant benefit to the community; potential cost for assessment and clean-up; redevelopment potential based on location of the site; and the potential of new job creation and the estimated number of new jobs. Citizen and stakeholder input will continue to be considered under the project's community outreach agenda. In addition, sites that may potentially be purchased by the City will also be considered for priority. Tasks to be completed will include ongoing public outreach events, conducting an estimated 14 Phase I ESAs, 6 Phase II ESAs, and developing up to 4 cleanup plans where needed for sites that have interested buyers or those that have a high potential for redevelopment. Property Profile Forms will be submitted for all sites where Phase I ESAs are conducted.

c) **Obtaining Site Access:** The City of Hawthorne plans on obtaining site access agreement through leveraging of existing relationships and education through community workshops. Hawthorne will also rely on the expertise of the selected environmental consulting firm in some cases to meet with property owners and obtain site access agreement. Although the City may not be able to obtain access agreements for every site on the inventory, there are more than enough property owners that are willing to take advantage of the EPA grant funding to expend the entire budget based upon preliminary feedback already received from the property owners.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Task 1. Project Management Costs: The City of Hawthorne is expected to incur certain project management costs associated with the implementation of the EPA Community-wide Assessment Grant. These costs will include time associated with preparation of quarterly reports, acres database reporting, financial reporting, meetings and communication with EPA, among other tasks. Hawthorne estimates approximately \$10,000 for these costs which will be split evenly (\$5,000 each) between petroleum and the hazardous substance grants. These costs will be split evenly and spread across all tasks. Hawthorne also plans to contract with an environmental consultant to perform most of the Project Management tasks. The contractual costs are estimated to be \$16,000, or approximately \$8,000 for hazardous substance grants and \$8,000 for petroleum grants to be split

between all tasks.

Travel to conferences has been included in these costs. Hawthorne will attend two national brownfields conferences and the Region 4 EPA New Grantees Meeting to gain additional insight for ensuring the success of the City's brownfields program. We anticipate cost for two attendees to attend two national conferences at \$2,000 per person per conference, which equals a total cost of \$8,000. Our personnel budget shows a total of \$8,000, which would allow two representatives to attend the two national conferences (or \$4,000 for each of the petroleum and the hazardous substance grants). We budgeted a total of \$2,000 for two representatives to attend the Region 4 EPA New Grantees Meeting (or \$1,000 for each of the petroleum and the hazardous substance grants).

Task 2. Community Outreach: The budget for this task is for cost associated with engaging and educating the community concerning brownfields, preparing a Community Involvement Plan, and involving stakeholders in the process. Some staff members will be involved in the outreach activities; however, we will employ a qualified and experienced contractor to assist in the outreach efforts, which are projected to cost approximately \$10,000. EPA funding for this task will be used to cover costs associated with meeting notification and provision of meeting materials, such as large scale maps, informational handouts, and proposed schematic designs. The estimated cost will be split evenly at \$5,000 for each of the petroleum and the hazardous assessment grants.

Task 2. Phase I ESAs: Hawthorne estimates approximately 14 Phase I ESAs are estimated to be conducted. We are budgeting \$56,000 for the 14 Phase I ESAs or approximately \$4,000 per site. Hawthorne estimates that one-half of the Phase I ESAs will be conducted on petroleum sites and therefore \$28,000 of the total cost is budgeted for petroleum sites and \$28,000 is budgeted for hazardous sites. Phase I ESAs will be performed in accordance with EPA's All Appropriate Inquiries rule per 40 CFR Part 312 and the ASTM E1527-13 standard. This work will be subcontracted to a qualified environmental consulting firm that will be selected through a qualifications-based selections process.

Task 3. Phase II ESAs: The City estimates that 6 Phase II ESAs will be completed at \$25,000 per site for a total cost of \$150,000. This cost will be split evenly between the budget for hazardous and petroleum sites, which equals \$75,000 for hazardous sites and \$75,000 for petroleum sites. Phase II ESAs will be performed in accordance with state and/or federal ESA standards and/or state UST standards for performing environmental assessments and will be governed by QAPPs and Health and Safety Plans that will receive prior EPA approval before beginning the Phase II ESAs. The Phase II ESAs will focus on the nature and extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined.

Task 4. Cleanup Planning: We estimate completing clean-up plans for four sites at an estimated cost of \$12,000 per site for a total cost of \$48,000. Approximately one-half of the cleanup planning will be conducted on petroleum sites, therefore \$24,000 of the total cost is budgeted for petroleum sites and \$24,000 is budgeted for hazardous sites. This task involves preparing an ABCA, which will include conducting a feasibility study of remedial options and estimating cleanup costs based on specific or various redevelopment scenarios for the sites where Phase 1 ESAs were conducted. The majority of this task will be conducted by the environmental consultant selected to perform the assessments. Existing economic development plans and public input through community outreach will be utilized to direct redevelopment alternatives.

2.b.ii. Budget Table

The proposed budget for the EPA Community-wide Assessment Grant is presented in the following tables:

Budget for Petroleum Assessment Grant Funds

Budget Categories	Tasks					Total
	(Task 1) Project Management	(Task 2) Community Outreach	(Task 3) Phase I Investigations	(Task 4) Phase II Investigations	(Task 5) Cleanup Planning	
Personnel	\$5,000					\$5,000
Fringe Benefits						
Travel	\$5,000					\$5,000
Equipment						
Supplies						
Contractual	\$8,000	\$5,000	\$28,000	\$75,000	\$24,000	\$140,000
Other						
Total	\$18,000	\$5,000	\$28,000	\$75,000	\$24,000	\$150,000

Budget for Hazardous Assessment Grant Funds

Budget Categories	Tasks					Total
	(Task 1) Project Management	(Task 2) Community Outreach	(Task 3) Phase I Investigations	(Task 4) Phase II Investigations	(Task 5) Cleanup Planning	
Personnel	\$5,000					\$5,000
Fringe Benefits						
Travel	\$5,000					\$5,000
Equipment						
Supplies						
Contractual	\$8,000	\$5,000	\$28,000	\$75,000	\$24,000	\$140,000
Other						
Total	\$18,000	\$5,000	\$28,000	\$75,000	\$24,000	\$150,000

2.c. Ability to Leverage

The City of Hawthorne has the ability to leverage the brownfields grant with several other sources of funding. The Hawthorne CRA has an established tax increment funding structure whereby newly generated tax revenue realized from new development can serve as a revenue stream for project bonding or for capital improvements. Florida also provides for a 50% tax credit per year for remediation. Should the City of Hawthorne be able to cover all or part of the remediation of the site through the use of capital funds or tax increment financing, the remediation tax credits are transferable, thus providing for additional mechanisms to entice developers to the assessed brownfield sites. Also beneficial, Florida offers an assortment of tax incentives to businesses that choose to create employment within an enterprise zone. Also, Florida offers incentives to businesses that locate at brownfield sites. The Brownfield Redevelopment Bonus Refund is available to encourage brownfield redevelopment and job creation. Approved applicants receive tax refunds of up to \$2,500 for each job created.

In addition to these incentives, there are millions of dollars being leveraged in Hawthorne. Some of these include \$1.5 million in Community Development Block Grant (CDBG) funds for water line replacement serving the new Loves Travel Center; \$650,000 in CDBG funds for downtown water line replacement; \$50,000 in FRDAP Grant funds for recreational improvements to Little Orange Creek Nature Park; \$50,000 in FRDAP Grant funds for recreational improvements to Hawthorne Athletic Park; and \$50,000 in FRDAP Grant funds for recreational improvements to Lindsey Philips Park. Weyerhaeuser is also investing heavily in Hawthorne by building 800 single and multi-housing units, creating office space for a 4,000 employee capacity, and \$27.9 million into water and infrastructure improvements. Details of these leveraging commitments are attached.

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan

The City of Hawthorne has a plan for involving the community, which is already in place. They have had at least a dozen meetings in the past few years relating to brownfields redevelopment. Some of these meetings have been led by Hawthorne's government partner, Envision Alachua, and others have been led by the City of Hawthorne. This year Hawthorne has already had three meetings specifically regarding the EPA Brownfields Community-wide Assessment grant that is being applied for. In these meetings, the City included guest speakers who were considered experts in the field for answering questions or addressing concerns of the community. The latest of these meetings was held on December 6, 2016.

The City of Hawthorne will continue their plan to involve the community all the way through the 3-year grant period. Hawthorne will continue to involve the community primarily through continued community outreach meetings. The community will be notified of the meetings at least 30 days in advance and will notify them with a variety of methods. Some of these methods will include newspaper announcements, posting flyers in prominent places of business and public buildings, City website postings, websites of other government partners and community-based organizations, social media, and mail outs. The City is also forming an open Brownfields Advisory Committee which will consist of any interested stakeholders, community organizations and interested citizens. The Brownfields Advisory Committee and the community will hold regular meetings to: solicit feedback regarding site selection, plan redevelopment, disperse materials to the community, give project updates, and address any issues or concerns. These meetings will build public participation and support, will provide opportunities for more funding from other sources, and will ultimately ensure this project reflects the needs of the community and leaves a legacy of a permanent difference. The City of Hawthorne has decided to make the local library the document repository, which includes a copy of this Brownfield Assessment Grant Application, available to the public to review.

3.a.ii. Communicating Progress

Hawthorne plans to communicate progress to the community and stakeholders throughout the three year grant period. The City will hold Community Outreach meetings on a quarterly to semi-annual basis. Notifications of these meetings will be posted on government partner and community-based organization websites. Flyers will also be posted in high-visibility location to inform the public of the meetings. The progress will also be conveyed to those attending the regular Envision Alachua meeting as well. Information will also be posted on the City's website. Hawthorne will also keep citizens and stakeholders informed through press releases; social media (Facebook and Twitter page), and scheduled community outreach events.

3.b. Partnerships with Government Agencies
3.b.i. Local/State/Tribal Environmental Authority

Florida Department of Environmental Protection (FDEP) - FDEP is committed to the success of Hawthorne's Brownfield program and supports the efforts to strengthen the cleanup and redevelopment in Florida.

3.b.ii. Other Government Partnerships

- **The Alachua County Economic Development Department** – The Economic Development Department assists businesses in the area by providing them information about the county, business policies, incentives, infrastructure, and more. To help the City of Hawthorne be successful in the implementation of the grant, we will host information about and promote cleared brownfields sites on our website to facilitate the redevelopment process. In addition, we can be of help identifying properties for a site inventory.
- **Alachua County Health Department** – Serves the state by promoting, protecting and improving health for Alachua County citizens. In support of our community health needs, we will support the brownfields grant by providing available air quality monitoring data, other available health data, and give updates at any workshops that arise as the result of this grant.
- **Envision Alachua** – Envision Alachua is a planning organization that seeks to create a vibrant and sustainable future on Plum Creek lands located in eastern Alachua County.
- **Santa Fe College** – A board member of the League for Innovation in the Community college, national network of colleges seeking to spur innovation and disseminate best practices. We will support the grant by allowing access to our classes and student organizations for presentations concerning the grant.

3.c.i Community Based Organizations:

Meeting the needs of the community is one of the primary objectives of the City of Hawthorne's Mission. This only happens through effective engagement with community-based organizations, and the City of Hawthorne has built a strong network of such organizations, many of which are providing support to the City of Hawthorne's brownfields program and projects, such as:

- **Hawthorne Chamber of Commerce** – The Hawthorne Area Chamber of Commerce was founded in 1976 and seeks to improve the business community in and around the Hawthorne, Florida area. The Hawthorne Chamber of Commerce has committed to promote assessed and/or cleaned brownfields properties to our Chamber members and assist with the dissemination of information to enhance community involvement through hosting information about the grant on our website and including updates as part of our meetings.
- **Chester Shell Elementary School Parent Teacher Association (PTA)** – The PTA's mission is to make every child's potential a reality by engaging and empowering families and communities to advocate for children in our community. Members of the board will be willing to serve on boards and committees that are formed to support this grant. The PTA will also assist with public outreach, as we have a strong network of parents throughout the school.
- **Hawthorne Area Historical Society** – The Hawthorne Historical Society is committed to preserving the rich history of sites in Hawthorne. The Hawthorne Historical Society commits to assist in identifying brownfield sites to be included in the inventory. This organization would like to be part of committees or taskforces that are created for the grant.
- **Florida Brownfields Association** – The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of brownfields in Florida. The FBA will support Hawthorne's efforts by providing information and technical resources to assist the city with their program.
- **First Baptist Church of Hawthorne** – First Baptist Church of Hawthorne pledges their facilities to be available for community outreach or meeting space. Some church members would be willing to participate in meetings about grant progress and visioning for buildings that will be addressed using grant funds.

3.d. Partnership with Workforce Development Programs

The City of Hawthorne has established several partnerships to work with the city on providing workforce training and employment opportunities for residents within the targeted area. Santa Fe College provides training for skills necessary to enter the local workforce. They have also committed to facilitate training programs for new production facilities that may relocate to Hawthorne as occupants to a brownfields site.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

Several welfare benefits will be incurred through brownfield redevelopment in Hawthorne. With planned development approved by Alachua County and the City of Hawthorne, the Weyerhaeuser Corporation will not only bring new jobs, but will bring more diversification of jobs to strengthen the long-term economy. With all of the new development planned, property values are expected to rise and the need to redevelop brownfields property will become even greater. Redevelopment of these priority sites along Main Street will reduce blight and help restore a greater sense of pride among the community. The increase in jobs will also lead to a decrease in vacant housing, and more new affordable housing will also be constructed per Hawthorne's agreement with Weyerhaeuser. The newer jobs are also expected to increase the standard of living among residents and thereby reduce the economic disparity that exists for many Hawthorne residents. According to Neighborhood Scout, Hawthorne has 50.3% of their children below the federal poverty line, which is a higher rate of childhood poverty than 90.6% of U.S. neighborhoods. New job creation should significantly reduce this poverty over time.

Based on the available space of brownfield properties for commercial businesses in Hawthorne, Hawthorne estimates that over 300 jobs could be created. Another welfare benefit is that more jobs created in Hawthorne will provide more opportunity for local employment so there will be less long-distance commuting to work, resulting in an improved quality of life for many residents. In addition, addressing brownfield properties will alleviate safety concerns related to deteriorating structures on the brownfield properties such as the old Ford Motor Company Plant and the former Central Motor Supply building.

Several environmental benefits will also be realized by the redevelopment of brownfield sites in Hawthorne. Infill development of brownfield sites such as the priority sites along Main Street and Highway 20 will reduce the demand on natural resources. Sustainable reuse of these brownfields will reduce greenhouse based upon the Office of Brownfields Land Revitalization, Air and Water Quality Impacts of Brownfields Redevelopment document dated April 2011. Commuting to work at locations outside the county should be reduced by new jobs created on the brownfield properties and reduce air emissions and greenhouse gasses. Another environmental benefit is that Weyerhaeuser has pledged to reclaim its wastewater from their development and intends to use it for agricultural, non-residential irrigational and constructed wetland uses. As discussed earlier, Hawthorne is surrounded by numerous lakes and wetlands within the St. Johns Water Management District. Better storm water management will occur through the redevelopment of Hawthorne's brownfield sites, which will help protect these bodies of water from contaminated runoff.

Public health benefits are anticipated through greater walkability through brownfields redevelopment based upon local jobs being created. Weyerhaeuser has pledged to purchase and conserve 6.6 acres in perpetuity for every acre that they develop. They estimate over 22,000 acres being preserved for conservation. The planned creation of greenspace and walking trails by Weyerhaeuser should increase health benefits through more physical activity. With the new development, more retail establishment like grocery stores are expected that will provide more local healthy food choices. Exposure by sensitive populations (like the 10% under five years of age) to harmful chemicals will be reduced by the redevelopment of brownfields in Hawthorne. Lower exposure to solvents like PCE and TCE and petroleum means lower cancer risk. In addition, bringing more jobs to the Commerce Street corridor should also result in better health care through a greater

opportunity for currently unemployed workers to receive health insurance from creation of new jobs.

4.b. Economic and Community Benefits

One much needed economic benefit from the redevelopment of brownfield sites is the increased tax base. Hawthorne's revenues have suffered ever since the loss of over 400 jobs when the Georgia Pacific Plant closed. With the increased revenue from an expanded tax base the city will have more funds available to use on capital improvements within the City, which is one of the goals of Hawthorne's Comprehensive Plan. Redevelopment of the brownfield properties will not only improve economic conditions in Hawthorne through job creation, redevelopment will certainly bring a greater choice of services, which is desperately needed within the City. Transformation of these properties will likely also spur more economic growth and reinvestment in the community. A study conducted by EPA in 2012 indicates that property values can be raised from 5.1 to 12.8 %. The creation of more greenspace property will also improve the livability within the community.

5.0 Programmatic Capability and Past Performance

5.a. Audit Findings

The City of Hawthorne has no Adverse Audit Findings. The City of Hawthorne has successfully managed all Federal, State and Local funds entrusted to their agency. Hawthorne has had no findings of improper grant administration. All reports have been completed timely, all performance and financial audit requirements have been met, and all grant closeouts have been completed within established grant schedules and guidelines. The City of Hawthorne has never been required to comply with special "high risk" terms under regulations implemented by OMB Circular A-102.

5.b. Programmatic Capability

The City of Hawthorne is highly skilled in preparation, coordination, oversight, and monitoring of state and federal grants. Containing a mixture of federal, state, and local revenue sources, the City has a proven track record and a well-trained and organized staff to manage the grants. While specific grant duties will be delegated across multiple departments, the City of Hawthorne Manager's Office will administer the grant with assistance from the City Planning Department. These groups interact frequently and attend regularly scheduled community meetings. The City Manager's Office will oversee all environmental project related work, while an environmental consultant will be retained to also assist with grant management and reporting.

The City of Hawthorne understands the EPA's regional priority is to provide "Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects". Although the City does have full capacity to manage this grant, the city will rely on the EPA's knowledge and assistance as needed.

Ellen Vause, City Manager is a native of Hawthorne and will manage the grant. She was hired as City Manager in January of 2011 and has helped write grants in 2011-2016 for infrastructure upgrades for the City of Hawthorne. The City of Hawthorne through the grant process has obtained multiple grants during this time to replace an aged potable water tower, upgrade the Wastewater Treatment Facility with increase capacity, and a 20,000 linear feet water line replacement project for the historic downtown. Funding was provided by a State of Florida Department of Environment Protection grant (\$500,000), two Department of Economic Opportunity CDBG Neighborhood grants (\$650,000 each) , a St. Johns Water Management \$453,000 Cost-share Grant(\$453,000), and a State of Florida Water Appropriations Grant of \$250,000. Totals received from these sources are \$2.5 million.

In addition, a \$1.5 million Department of Economic Opportunity Economic Development grant was awarded for an improved water line for fire suppression to the Love's Travel/ McDonald Restaurant which now employs 90 full time/part time positions new to the city. All grants completed have been on time and within budget. The Florida Department of Transportation has awarded the City a \$450,000 LAP grant to recondition pavement and extend the Gainesville to Hawthorne Bike trail

through the Historic Downtown on Southeast 221st street. To capitalize on the project, the Hawthorne CRA has approved a landscape and hardscape project to enhance the Historic Downtown and create an avenue to renew community investment in the historical district to create much needed economic redevelopment.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Hawthorne plans to submit quarterly reports to the EPA and the FDEP, within 30 days of the end of each federal fiscal quarter in order to track and measure the effectiveness and progress of this project. Project outputs and outcomes will be documented and reported in each quarterly progress reports and updated into the ACRES database. ACRES updates will correspond with all major project milestones, as detailed in the project outline. The City will also hold a kick-off meeting with our project teams, consultants, EPA and state partners, stakeholders and the community and distribute a timeline, review responsibilities and partnership roles, and explain the modes of communication that will be utilized between the community and stakeholders during the project life, as well as establish the location for the document repository. The progress of each project will be evaluated based on what work that has been completed to date, and where that correlates with the project timeline. If there is a discrepancy between the two, corrective measures will be taken to ensure the project remains on schedule.

5.d. Past Performance

c. Past Performance and Accomplishments

The City of Hawthorne has not previously received an EPA Brownfields grant, but has plenty of experience managing federal and state grant funds.

1. Purpose and Accomplishments

The City has exemplary experience with managing the following Federal and State Grants. Some examples of the grants are as follows:

State of Florida, Department of Environmental Protection, Waste water Treatment facility Grants \$500,000. US Department of Housing and Urban Development - Community Development Block Grant (CDBG) Neighborhood Development: To demo and replace aging potable water tank completed 2011-\$650,000.

US Department of Housing and Urban Development - CDBG Neighborhood Development: To upgrade the City's Wastewater treatment facility \$650,000. Completed 2012-2013

US Department of Housing and Urban Development - CDBG Economic Development Grant: Love's Travel Plaza/ McDonald's Restaurant fire suppression waterline, storage tank, pumping equipment grant (\$1.5 million), will be complete December 2016.

Each of the grants discussed above were completed in accordance with the grant requirements. The grants were also completed in compliance with work plans, schedules, terms and conditions.

CITY OF HAWTHORNE, FLORIDA

THRESHOLD CRITERIA

1. Applicant Eligibility: The grant applicant is the City of Hawthorne, Alachua County, Florida. The City is eligible as a grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CFR Part 31.

2. Community Involvement:

The City of Hawthorne has a plan for involving the community, which is already in place. They have had at least a dozen meetings in the past few years relating to brownfields redevelopment. Some of these meetings have been led by Hawthorne's government partner, Envision Alachua, and others have been led by the City of Hawthorne. This year Hawthorne has already had three meetings specifically regarding the EPA Brownfields Community-wide Assessment grant that is being applied for. In these meetings, the City included guest speakers who were considered experts in the field for answering questions or addressing concerns of the community. The latest of these meetings was held on December 6, 2016.

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Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

596033995

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Hawthorne, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

596033995

*** c. Organizational DUNS:**

0243873830000

d. Address:

*** Street1:** 6700 SE 221st Street

Street2:

*** City:** Hawthorne

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:** US: 32640

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Ellen

Middle Name:

*** Last Name:**

Vause

Suffix:

Title: Project Director

Organizational Affiliation:

*** Telephone Number:** 352-481-2432

Fax Number:

*** Email:** evause@cityofhawthorne.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1236-City Limits Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2017 City of Hawthorne Community-wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

5th

* b. Program/Project

5th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Ellen

Middle Name:

* Last Name:

Vause

Suffix:

* Title:

Project Director

* Telephone Number:

352-481-2432

Fax Number:

* Email:

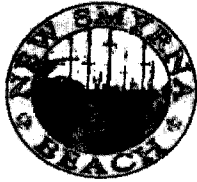
evause@cityofhawthorne.net

* Signature of Authorized Representative:

Joan E Vause

* Date Signed:

12/22/2016



City of New Smyrna Beach

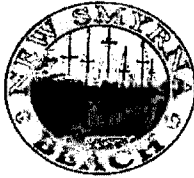
December 16, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator, U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The Southeast Volusia Corridor Improvement Coalition is pleased to submit the enclosed application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$500,000. This grant will support the Coalition's efforts to assess commercial and industrial contamination. Through these efforts, the Coalition hopes to enhance human health, the environment, and the economic vitality of Southeast Volusia County.

Required Information	
a. Applicant Information:	New Smyrna Beach (lead applicant) 210 Sams Avenue New Smyrna Beach, Florida 32168-7040 Coalition Partners: Cities of Edgewater and Oak Hill
b. Funding Request:	<i>i.</i> Grant type: Assessment <i>ii.</i> Assessment type: Coalition Community-wide <i>iii.</i> Funds requested: \$500,000 <i>iv.</i> Contamination: Hazardous Substances \$250,000 and Petroleum \$250,000
c. Location:	Southeast Volusia County, FL
d. Property Information:	Not applicable
e. Contacts:	<i>i.</i> Project Director: Donna M. Gray-Banks Community Resource Coordinator City of New Smyrna Beach 210 Sams Avenue New Smyrna Beach, Florida 32168-7040 386-314-4849 dbanks@cityofnsb.com <i>ii.</i> Highest Ranking Official: Pam Brangaccio, City Manager City of New Smyrna Beach 210 Sams Avenue New Smyrna Beach, Florida 32168-7040 386-410-2600 pbrangaccio@cityofnsb.com



City of New Smyrna Beach

f. Population:	<i>i.</i> Population: 45,771 <i>ii.</i> Target area population: 4,564 <i>iii.</i> Persistent poverty county: no (American Community Survey 2014; ERS County Typology 2015)

The Southeast Volusia Corridor Improvement Coalition appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,

Donna M. Gray-Banks
Community Resource Coordinator
City of New Smyrna Beach
386-314-4849

Southeast Volusia Corridor Improvement Coalition
Cities of Edgewater, Oak Hill, and New Smyrna Beach (lead applicant), Florida
FY 2017 EPA Brownfields Coalition Assessment Grant

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: The Southeast Volusia Corridor Improvement Coalition (SVCIC) is comprised of three cities located along the US1 Corridor in southeast Volusia County, Florida, which from north to south are New Smyrna Beach, which will serve as the lead applicant, Edgewater and Oak Hill. The SVCIC is approximately 18 miles long with a total area of 16.73 sq. miles or 9,330 acres with more than 10,000 properties located within the project area. The Cities, about 20 miles south of Daytona Beach, are linked by US Highway 1, once a major highway built in the 1950s, and the Florida East Coast Railway, originally established by Henry Flagler; the targeted sites for this project are located within half a mile of US1. The highway and railroad once brought prosperity and jobs to the area but are now part of **a corridor that is defined by vacant properties, contaminated sites, and boarded up manufacturing operations, utility plants and store fronts**. These features, along with a large concentration of families below the poverty level, limited job opportunities, crime, pill mills and methamphetamine labs (11 drug labs found in Edgewater alone, *homefacts.com*), and limited access to healthy food choices, have resulted in an area in economic and social decline. As an example, economic conditions and changes in fishing and shell fish harvesting regulations have led to the **loss of over 90% of the previous jobs in Oak Hill alone** (<http://www.mynews13.com>). The regulations were a ban on net fishing by the State of Florida. The "net ban" had a ripple effect on the coalition members. Not only did it wipe out an industry that spanned several generations in Oak Hill, but also led to closure of manufacturing industries that support net fishing. This reduced the number of jobs and related services in Edgewater and impacted the City of New Smyrna Beach as well. Furthermore, the primary employers within Edgewater are boat manufacturers. These facilities have had to lay off large numbers of employees over the last decade. With the net ban and the great recession, the southeastern portion of the Volusia County has become a forgotten area. In response to those challenges, the three cities formed the SVCIC, and for the purposes of this project will focus a central section of the Corridor engulfs the residents most in need.

ii. Demographic Information and Indicators of Need: Once US Interstate 95 was completed in the 1960s, business moved or died away along US1, but those left without jobs were unable to pack-up and move with them, thus generational poverty made a home along the Corridor. The **poverty rate is 27% for children** in the Corridor compared to 21.9% for the US as a whole. **43% of women-led households live below poverty level** (American Community Survey, 2014). **Older adults living in poverty in the county are also at risk (8.5%)** compared to peer counties (6.7%) in the region (cdc.gov). A small percentage of the population that lives along the beach and waterfront skews the income brackets for the more in-land residents in the targeted project areas. **47.8% of population in the County is not in the workforce:** Over 54% in New Smyrna are not (American Community Survey, 2014). In Oak Hill, **14% of adults have not graduated high school** compared with 7% in the US (American Community Survey, 2014). The per capita income will remain low for elderly residents, one of the largest groups represented in each partner city, as social security recipients are expected to see social security tax increases and possible reductions in benefits over the next 75 years (Christian Science Monitor, June 22, 2016). In addition, population density in the target area is 1,006.5 people per square mile compared to the County rate of 453.2 (socialexplorer.com), which is impactful since poverty, population increases and crime correlate. The estimated coefficient of poverty shows that a 1% increase in the population under the poverty level will increase total crimes by 134 per 100,000 inhabitants. (Taylor, 2006, <http://economics.fundamentalfinance.com/povertycrime.php>).

	Target Corridor – Volusia County CT 829.03	Edgewater	New Smyrna Beach	Oak Hill	Volusia County	Florida	USA
Population	4,564	20,879	22,993	1,899	496,981	19,361,792	314,107,084
Children	1,197 (21.2%)	3,379 (16.2%)	3,246 (14.1%)	390 (20.5%)	89,796 (18.1%)	4,562,573 (23.6%)	79,543,013 (25.3%)
Aged 65+	703 (15.4%)	5,018 (24.0%)	7,228 (31.4%)	426 (22.4%)	110,648 (22.2%)	3,518,560 (18.2%)	43,177,961 (13.7%)
Female	2,257 (49.5%)	10,711 (51.3%)	11,483 (49.9%)	850 (44.8%)	255,812 (51.3%)	9,897,141 (51.1%)	159,591,925 (50.8)
Minority	1,132 (24.8%)	1,732 (8.3%)	1,755 (7.6%)	265 (14%)	87,924 (17.6%)	4,614,596 (23.8%)	82,257,371 (18.5%)
African-American	1,082 (23.7%)	768 (3.7%)	1,302 (5.7%)	203 (10.7%)	52,132 (10.4%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic	356 (7.8%)	738 (3.5%)	713 (3.1%)	6 (0.3%)	58,558 (11.7%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Poverty %	20.8%	12.6%	14.1%	15.8%	17.6	16.7%	15.6%
Unemploy-ment	11.3%	6.5%	3.0%	7.2%	5.5%	6.5%	5.8%
Per capita Income	\$20,485	\$24,500	\$34,184	\$22,614	\$23,844	\$26,499	\$28,555
Median Household Income	\$39,609	\$56,114	\$50,918	\$44,205	\$41,714	\$47,212	\$53,482

Source: 2014 American Community Survey (<http://www.census.gov>)

iii. Brownfields and Their Impacts: As described in section 1.a.i, the Coalition serves the area's US1 corridor, which is an area of economic and social decline created by loss of employers and limited job opportunities that has ushered in poverty and crime. Through previous inventories and public input, the Coalition has identified the following properties as priority sites for this assessment project. Other sites will be identified and prioritized with continued public input.

Name	Address	Size	Historic Use	Potential Contaminants	Proposed Redevelopment
Edgewater Lots #1-3	2200 Willow Oak Dr., Edgewater	14+ acres	Farm, debris site from paint manufacturing fire	Fertilizer, solvents, VOCs, lead, benzene	Emergency health center / municipal complex
McCallister site	2010 S. Ridge- wood Ave., Edgewater	0.5 acre	Heavy equipment storage and repair facility and home (1961)	Solvents, VOCs, lead, benzene, asbestos	Mixed use or assisted living facility
Edgewater	4115 S. Ridge- wood Ave., Edgewater	60 acres	Concrete Plant	Demolition waste, cement dust, bauxite	Recreation and stormwater protections
Julia St.	Multiple lots 500 block, New Smyrna	2-3 acres	Abandoned/vacant residential and retail built prior to 1970	Lead, asbestos, household oil tanks	Affordable or mixed-income housing
Washington St.	Multiple lots 500 block, New Smyrna	2-3 acres	Abandoned/vacant residential and retail built prior to 1970	Lead, asbestos, household oil tanks	Affordable or mixed-income housing
Community Center Area	Multiple lots in Oak Hill within Corridor	5+ acres	Abandoned/vacant residential and agricultural facility	Lead, asbestos, household oil tanks	Community Center

The McCallister site detailed above is located directly on US1, and the rear side of the property is directly adjacent to residential properties, a combination of single-family and duplex homes, 80% of which were built before 2000. The section of the site that abuts US1 appears as dead space with a dirt road. Next door to the drive is a strip mall with half-empty retail store spaces and to the other

side is a single auto parts store. The sites on Julia and Washington streets are within one block of US1 and are within two blocks of each other. There is potential to create one or two large contiguous lots, which could lead to large-scale neighborhood improvements. Regardless, the targeted sites have the potential for redevelopment as safe, affordable housing with access to transportation along US1. Now the sites are abandoned and create cause for concern for area residents. Having a derelict property near to your home decreases the value of your structure and property. Having a site that can attract vagrancy or crime, whether the threat is real or perceived, detracts from homes or businesses that may be perfectly maintained. Unfortunately the housing in the area is aging, so there is little to attract new employers with jobs that pay living wages or new investments along this stretch of the US1 Corridor. Real or perceived environmental impacts from the area's brownfield properties are: contaminated soil and potential for wind born contamination hazardous to wildlife, domestic pets and humans on neighboring properties; contaminated soil toxicity to vegetation / plant growth; contaminants leaching into the groundwater and potential well water / drinking water; contaminated runoff to area streams and wetlands toxic to aquatic life; VOCs in groundwater/soil interface entering homes; asbestos and lead indoor air toxicity.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: The SVCIC Corridor suffers from long-term decline with business closures, minimum wage jobs, and a lack of interest in the area. Once a thriving area with locally-owned stores and businesses, now cracked sidewalks, rusty chain link fences, vacant lots of scrub grass and sand, and vacant store fronts line the Corridor. These factors have greatly affected the residents along the Corridor and the tax base of each partner community. Conditions are consistent with the definition of **blight** contained in the Florida Statutes. Overall **39.6% of housing is defined as stressed in Volusia County, compared to 28.1% in the US** overall (cdc.gov). All of the aforementioned priority brownfield sites are part of the stressed environment. Living environments, including housing and institutional settings, can support health. Quality housing is associated with positive physical and mental well-being. How homes are designed, constructed, and maintained, their physical characteristics, and the presence or absence of safety devices have many effects on injury, illness, and mental health (cdc.gov). Government maintained demographic and economic statistics highlight a prevailing level of enduring economic distress. **Low per capita income, high poverty rates, high unemployment, low educational attainment levels, lower median home values** than compared to parts of Florida and the US averages are strong indicators of this distress: Rate of violent crime in the county is 494.4 per 100,000 compared to 199.2 in the US. **In Oak Hill the crime rate is 632.9**, thus creating a dangerous environment for the large elderly population as well as low-income families (cdc.gov). Indicators of blight were a legal basis for establishing the 2015 New Smyrna Beach Community Revitalization Area. The indicators cited were code enforcement activity and crime. As quoted in the documentation: *"In the last three years, the areas encompassed in the new CRA area have had 32 percent of our City's code enforcement activity. However, the area comprises less than 10 percent of the City's land area. In 2012, this area generated 58 percent of police activity"*. Interstate 95 has driven lots of cars away from Volusia County, which was the start of divestment in the County and the Corridor in the 1960s. Still, Traffic volume Average Annual Daily Traffic on US1 at the Corridor reaches nearly 10,000 vehicles, but brownfields keep those commuters from stopping (<http://www.volusia.org/core>).

ii. Cumulative Environmental Issues: Past industries, businesses and one mine, have left potential contaminants along this Corridor for more than a 100 years, in some cases. Combined with the traffic that has flowed here since US 1 was completed in 1926, real potential for contamination

exists. Lead can leach in to the air, soil and water from highway traffic and from existing conditions such as aging homes' pipes and paint or aging infrastructure. The multitude of vacant or abandoned houses also have the potential for unabated asbestos and leaking household fuel tanks. Potential released hazards from garages and repair shops along the Corridor are solvents, VOCs, and benzene, just a few of the harmful agents, according to the CDC, that can impact groundwater water quality and bring serious health impacts. Agricultural and food processing plants that were located in the previous fields employed acids, caustics and corrosive substances used in the maintenance and cleaning of produce-processing facilities. Not only were these chemicals stored in tanks here but were also washed out of the plant and down the drain or out into yards (<http://www.ilocis.org/documents/chpt65e.htm>). Four landfills and one power plant are still located along the Corridor, which presents additional threats to the environment impacting sensitive populations, particularly the elderly which are in great concentration in the area, and the large minority population in the target section. With the estimated 27 brownfields lying along the Corridor, environmental impacts are expected to be serious, but perhaps not as serious as the overburden on the Corridor's current residents or the generations that may experience these environmental justice issues in years to come (EDR database, September 2016).

September 2016		#	Source
UST	Registered Underground Storage Tanks (assume 2 tanks per site)	105	EDR Data Map Environmental Atlas
LUST	Leaking Underground Storage Tanks (tanks with registered discharge)	69	EDR Data Map Environmental Atlas
AST	Aboveground Storage Tanks	48	EDR Data Map Environmental Atlas
Priority Cleaners	Dry Cleaners w/documented impacts	2	EDR Data Map Environmental Atlas
Hist Cleaner	Registered operation	23	EDR Data Map Environmental Atlas
Hist Auto	Registered operation	138	EDR Data Map Environmental Atlas
RCRA	EPA Resource Conservation & Recovery		
LQG	RCRA Large Quantity Generator	1	EPA RCRA Database
SQG	RCRA Small Quantity Generator	14	EPA RCRA Database
CESQG	RCRA SQG (Conditionally Exempt)	47	EPA RCRA Database
NLR	RCRA NonGen	54	EPA RCRA Database
Used Oil Handler	RCRA Used Oil Handlers	1	EPA RCRA Database
Mines		1	EPA RCRA Database

iii. Cumulative Public Health Impacts: In Florida, health data is only tracked on a county-wide basis, not by individual cities. **Sensitive populations living along the Corridor are subject to environmental exposures from living in proximity to the multiple historic and ongoing contaminant sources as mentioned above.** Chronic lower respiratory diseases (CLRD) was the 3rd leading cause of death in the United States in 2010. In 2007-2009 11.8 million adults had been diagnosed with chronic obstructive pulmonary disease (COPD - the primary component of CLRD mortality). Previous research found that approximately equal numbers to those diagnosed with COPD had not yet been diagnosed. The burden of respiratory diseases affects individuals and their families, schools, workplaces, neighborhoods, cities, and states. The age-adjusted **chronic lower respiratory disease (CLRD) death rate for Volusia County, FL is 50.9 (per 100,000 persons) compared to 49.6 overall in the US.** In Volusia count the rate for elderly persons is 352.0 (per 100,000 persons) compared to 338.6 in the US, one of the nation's worst, according to the CDC.

Exposure to moderate amounts of *trichloroethylene* or *TCE* (a *VOC*) such as may be present or released from some of the target area brownfield properties may cause headaches, dizziness, and sleepiness. There is strong evidence that trichloroethylene can cause **kidney cancer** in people.

The National Toxicology Program (NTP) has determined that trichloroethylene is a "known human carcinogen". *Benzene*, another potential brownfields property contaminant, causes harmful effects on the bone marrow and can cause a decrease in red blood cells, leading to **anemia**. The Department of Health and Human Services (DHHS) has determined that benzene causes cancer in humans. Long-term exposure to high levels of benzene in the air can cause **leukemia**, cancer of the blood-forming organs. *Asbestos* can cause: asbestosis, a scarring in the lungs caused by breathing asbestos fibers; pleural disease, a non-cancerous lung condition that causes changes in the membrane surrounding the lungs; mesothelioma, a rare cancer of the membrane that covers the lungs; and **lung cancer**. (www.cdc.gov/toxfaqs) Lead can affect almost every organ and system in the human body. The main target for lead toxicity is the nervous system, both in adults and children. In pregnant women, high levels of exposure to lead may cause **miscarriage**. Even at much lower levels of exposure, lead can affect a child's mental and physical growth. Findings in children suggest that lead may be a risk factor for childhood **asthma**. (<http://www.atsdr.cdc.gov>.) Exposure routes can vary from dermal contact to ingestion; to inhalation of contaminated water.

Cost of health care in the County is a barrier for residents. In 2014, the **percentage of adults who did not see a doctor** due to cost in Volusia County, FL was **21.6 %** compared to 15.6% in the US. Access to comprehensive, quality health care services is important for the achievement of health equity and for increasing the quality of a healthy life for everyone. Barriers to services include: 1) Lack of availability, 2) High cost, and 3) Lack of insurance coverage. The County sits in the least favorable quartile for healthcare access when compared to peer counties in the region (<http://www.healthypeople.gov>). **The US Department of Health and Human Services considers the Corridor to be a Medically Underserved Area (MUA)** in that the Corridor is a low-income area without an adequate number of healthcare facilities and professionals (HPSA- Health Professional Shortage Area) to serve the number of residents. The Corridor is considered a HPSA in terms of both dental care and mental health services as well.

The SVCIC partners conducted a meeting in preparation for applying for a Brownfields Assessment grant. Based on input from the community, SVCIC agreed for the need for a Health Impact Assessment to examine access to healthy food along the South Volusia Corridor and recommend policies and plans to redevelop one or more brownfield sites in the partner cities of Edgewater, New Smyrna Beach, and Oak Hill to assess the need for more food options. According to the outcomes of the HIA, In Volusia County, Florida, diet-related disease and lack of access to healthy food are issues for many residents. The Corridor is considered to be a low-income and low-access tract in that residents have to travel at least 1 mile and up to ten miles to reach a grocery store or other source of fresh food and a relatively high number of residents are without vehicles; in other words, **the Corridor is a food desert** (<https://www.ers.usda.gov>). According to the *Healthy Volusia Report*, 54% of adults in Volusia County are overweight or obese, compared to a state rate of 35.7%. The percentage of residents with high blood cholesterol levels and deaths from stroke and coronary heart disease is also higher in Volusia County than Florida as a whole; however, **heart disease is significantly more prevalent** in New Smyrna Beach at 45% and one zip code in Edgewater at 30.6% according to the Census Bureau. Volusia County adults are at greater risk for **obesity-related chronic disease**. They are more than two times the Healthy People 2020 recommended obesity target and 1.5 times greater than the U.S. obesity rate (cdc.gov).

c. Financial Need

i. Economic Conditions: Significant economic disruptions in Volusia County and three towns of the Coalition partners make it impossible to draw on already deteriorating local revenues to implement brownfield assessments independent of this grant funding. These disruptions include a

shrinking tax base and subsequent loss of tax revenues; lack of employers offering sustainable wages; and an under-educated workforce earning less than subsistence wages. Local property taxes in Florida are constrained in several ways, including capping property assessments for long-term residents; moreover, while personal income tax is usually the largest source of tax-based revenue for most US states, Florida has **no state income tax** for the state and cities to utilize. **According to 2011 report by Tax Watch, Volusia County was 57 out of 67 Florida counties in property tax levies per capita.** The County collected only \$281 per person. The highest rate in the state was \$899 per person – a remarkable difference. From 2007 to 2010, Volusia County property taxes levies plummeted by -23.48%, only 10 counties had done worse. In tax effort versus need Volusia County is 3rd in the State compared to all 67 counties in Florida (Florida Tax Watch. *How Counties Compare*, 2011). The City of New Smyrna Beach's FY2017 budget has been slashed by nearly \$15 million from last year, while property tax rates remain level. From FY2008 until FY2012 property values in the City declined by more than \$1 billion. Given losses in revenue for the County, and partners like New Smyrna Beach, and increased burdens for services, neither Volusia County nor the coalition partners are able to draw on their own resources or other funding for this proposed assessment project (vcgov.org). Losses from the Great Recession have been compounded by the multitude of severe storms that pummeled the area from 2006 until 2009. Six FEMA disasters were recorded in the County and the Corridor during these three years causing millions of dollars in damage (fema.gov). **In October 2016, Hurricane Matthew was the first Hurricane to hit the area in several years and compounded issues with flooding in the streets and infrastructure damage and causing nearly \$15 million in damage to private homes in its wake (FEMA DR-4283).** These factors significantly limit the Coalition's ability to address the issues caused by brownfields. Additional funding is, therefore, required to conduct the necessary inventories, assessments and planning for the area's redevelopment.

ii. Economic Effects of Brownfields: Brownfields in the target US1 Corridor have resulted in lost jobs and business opportunities, reduced tax base, and lower property values. As demonstrated in the Brownfields discussion above (section 1.a.ii.) many of the sites are abandoned and create cause for concern for area residents. Having a derelict, potentially contaminated property near to your home decreases the value of your structure and property resulting lower tax assessments and tax revenue. According to Volusia County appraisal records, the properties considered for this proposed project are valued below \$50,000, translating to little (less than \$100 per property) or no taxable revenues for the County or project partners. In Edgewater, 32.2% of homes are worth less than \$100,000. According to American Community Survey 2014, nearly 30% of properties in the target area of the Corridor are vacant, and the average home value is approximately \$110,000 compared to the \$150,000 US home average. Only 7 homes have been built in the area since 2010 (American Community Survey 2014). Abandoned and vacant brownfields properties attract vagrancy and crime, increasing local costs for policing. The violent crime rate in the County is 494.4 per 100,000 compared to 199.2 in the US. These properties also provide opportunities for drug trafficking which is a major health problem here and throughout the nation (increasing local health care costs).

The distressed condition of the US1 Corridor, including blight-causing brownfields, has resulted in almost no full service grocery stores or other options for fresh food for the community residents. According to the Food Trust report, only one convenience store sells fresh food and one residential section of Oak Hill is 8.2 miles away from the nearest grocery store. **Edgewater** is similar in size to New Smyrna Beach, but has two major supermarkets: Publix and Winn Dixie. There are no low-income census tracts in Edgewater, but tract #12127083008, along route US 1, is distressed according to the federal New Markets Tax Credit and Community Reinvestment Act

programs. This census tract is, however, located 1.9 miles south of the new Save-A-Lot and 1.6 miles north of Winn-Dixie. One block within this census tract (block group #121270830081) also has a relatively low rate of vehicle ownership, so residents may benefit from alternate ways to get to the grocery store, such as a sponsored vanpool or jitney to take residents to the store. **Oak Hill** has no full-service supermarkets. The closest supermarket is the Publix in Edgewater, which is 8.2 miles away from some Oak Hill residents. There are only three food retail stores within the city: Dollar General (which does not sell perishable items), Sunoco Gas Station, and Scragg's Gift Shop.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: This Assessment Coalition proposal focuses on investigation of real or potential contamination along the US1 Corridor. The Coalition will continue to conduct Phase I/II Environmental Site Assessments (ESAs) and cleanup/reuse planning (Analysis of Brownfield Cleanup Alternatives – ABCA), based on involvement of the community members in all three Coalition cities. This grant project will build on the work of its recently-competed assessment grant by focusing on Phase II ESAs and ABCAs. By developing a network of open spaces, parks, trails, infrastructure, mixed-income residential units and commercial sites that will create jobs, the project connects and anchors the Corridor and guides a longer-term transformation with attention to equitable sustainable practices, such as HUD-DOT-EPA Livability Principles. In May 2014 the Edgewater City Council approved the Finding of Necessity (blighted area) ratifying the creation of the Edgewater Community Redevelopment Area (CRA) and requiring the development of a Community Redevelopment Plan (final August 2014). Edgewater's Community Redevelopment Area consists 509 parcels east and west of Ridgewood Avenue (US1). Its primary goals: *"providing the community with jobs, access to health care and fresh foods, facilitating sustainable development, mitigating known environmental contamination, reducing blighted and vacant properties, and creating green space areas and other uses of underutilized properties"*. In December 2014, the Volusia County Council approved a new CRA (called the U.S. 1 CRA) for New Smyrna Beach. The new CRA was approved to address blighted areas that include most of US 1 in the City limits. The CRA Master Plan aims at *"...uniting the community together through the development of a central community core, neighborhood centers, and gathering spaces; Uniting the community through an integrated, multimodal transportation system; Establishing sustainable land development practices, traditional master planning strategies, and identifiable architectural design standards."* Oak Hill too is committed to similar goals but with even fewer resources.

The Coalition has been working with area residents to determine the best measures to take in redevelopment. An overall desire from residents for access to more/better basic retail services, such as pharmacy and food, and basic needs, such as healthcare, that are sorely lacking. As stated earlier, road and utility infrastructure is in place but is being underutilized due to movement of commercial development closer to the I-95 and the resulting vacant properties in the US1 Corridor. Redevelopment plans focus on attractive downtowns with a mixed-use 'main street'; using downtown parks as a focal point for the community; thus, creating a safe, viable and sustainable commercial corridor along US-1; affordable and attractive neighborhoods; safe transportation network, pedestrian connections and public space/recreation facilities.

ii. Timing and Implementation

(a) *Contractor procurement*: the Coalition members meet monthly and more often as needed, and each has a vote in terms of the decision-making process. Prior to grant award the Coalition, will

bid the services of a professional environmental consultant experienced in brownfields redevelopment projects. Contractor procurement will comply with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). *Within two months of the formal grant award* consultant selection will be finalized by each partner City Commission by placing the selected consultant organization on the committee agenda as a consent item. Project staff members, who are designated to serve as the Project Director and Technical Director and Financial Coordinator, will schedule and plan public meetings upon notification of a Brownfields award. *Within two months* of notification of selection for the grant, the Project Director will establish dates for initial public meetings and plan logistics. *Within one month of a signed grant agreement*, the project team will coordinate with the District FDEP representative, the EPA representative, and the environmental consultant (when selected) and plan the first project team (kick off) meeting to occur in the first quarter. The internal project team and consultant will meet *monthly* (and *quarterly* by conference call with FDEP and EPA) to review the project's progress to ensure the objectives and schedule are met. Then activities will commence *within the first three months* of an award agreement. The Community Involvement Plan (CIP) will be updated with public input *by the end of month 4*. The accomplishments will be tracked and measured with the first quarterly report submitted *by the end of Month 4*, or earlier as required by the grant award document. We anticipate our consultant completing an updated Generic Quality Assurance Project Plan (QAPP) which will be submitted for EPA review *no later than month 4*. Asbestos and Lead Surveys and Phase I/Phase II Environmental Site Assessments (ESAs) are anticipated to start *no later than month 5* and *continue through month 28* (coordinating eligibility reviews with FDEP/EPA). Site-specific QAPPS (Sampling Plans and Health & Safety Plans) will follow this timing. Cleanup and redevelopment planning (ABCAs) will be *initiated and completed in months 9 through 33* as sites are assessed and priority determined (Phase II ESAs were completed as part of the prior grant). The Project Director with support from the experienced Coalition team will keep track of project milestones and complete reporting (including through EPA's ACRES data-base), and will ensure final expenditures are made, all data is entered into ACRES, all project activities and reports are completed before the end of the 3-year project period.

(b) *Site selection process*: the Coalition is planning to take a "corridor approach" to selecting sites along and adjacent to US1 for assessment and then eventual cleanup and reuse planning. The Coalition site-selection process will include the public, local small business owners and community partners, as well as staff/consultant input. The Coalition in its previous assessment project identified sites within the CRAs that are to be assessed in this proposed project. The public will also identify sites through input at public meetings. The Coalition has involved businesses and property owners in previous project and will continue to do so in proposed efforts; these activities will reduce the probability of site access issues. Sites will be prioritized by their potential to meet the following standards: potential for economic and community development, such as affordable housing and health care; open or green space; green infrastructure, such as watershed protection; potential for SMART growth; and other priorities that empower low-income or minority populations. Brownfields Advisory Board Members will take a primary role in the prioritization.

(c) *Obtaining and securing site access*: For the purpose of efficiency in the process, the Coalition will work with the Florida Department of Environmental Protection (FDEP) and the EPA Project Officer to determine probable site eligibility of a property before moving forward to secure site access. Property owners will be invited to public meetings and provided one-on-one opportunities to talk to Coalition staff before site priorities are finalized. The Coalition, as in the previous

assessment project, will implement its site access agreement that was developed with FDEP to secure access. Project staff are experienced in gaining site access as demonstrated in previous projects, including our previous grant where 30 properties were assessed; however, if difficulties arise in securing that access the Coalition will work with the FDEP and the Florida Brownfields Association, a non-profit, volunteer service organization dedicated to cleanup/redevelopment of Brownfields in Florida, to educate the property owners as to participation benefits.

b. Task Descriptions and Budget Table

i. Task Descriptions: The SVCIC Coalition will conduct the following tasks to achieve objectives.

Task 1 – Assessment: The Coalition plans to conduct the following assessments (estimated costs provided based upon prior experience): 6 ASTM-AAI compliant Phase I ESAs at \$3,500 each (total \$21,000); 1 Updated Quality Assurance Project Plan estimated at \$7,000; 6 Site-Specific Quality Assurance Project Plans (QAPPs) at \$3,500 each (total of \$21,000); **9 Phase II ESAs** at an estimated \$40,000 each (each can vary in price from \$25,000 to \$60,000 due to complexities) (total \$360,000); **total is \$409,000** in contractual services (50% hazardous; 50% petroleum).

Task 2 – Cleanup/Reuse Planning: Development of site appropriate cleanup/reuse plans to reduce risks to health/environment at sites. Community vision & goals will be considered in reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes, **\$38,000** has been earmarked for contractual services to develop ABCAs or reuse plans (50% hazardous & 50% petroleum). This activity may also include preliminary site plans and other graphic illustrations to capture the vision of the community. It is the intent of the grantee to maximize the amount of funding for direct assessment and remedial and reuse planning purposes.

Task 4 – Outreach: Develop strategic community engagement plan (building on previous efforts of past Coalition grant); dissemination of information to/from community & stakeholders, community meetings/visioning sessions (English & Spanish); \$1,000 in local travel to meetings and sites; \$4,000 printing/developing outreach materials, \$4,000 of contractual services to assist in the updating of Community Involvement Plan and to assist in meeting planning and facilitation for a **total of \$9,000** (50% for hazardous substances & 50% for petroleum products).

Task 5 – Programmatic Support: Program support activities are **estimated at \$44,000**: \$30,000 for staff administration, \$10,000 contractual, (50% hazardous & 50% petroleum); \$4,000 for travel of advisory committee members/staff to attend national/regional and brownfields-related conferences/workshops. This category includes City staff administration, reporting, EPA form completion, ACRES data entry, coordination of partners, CBOs, advisory board, public participation and monitoring of all project activities, as well as any support necessary to maintain compliance with cooperative agreement terms & conditions.

The success of the project will be tracked through the following outputs and outcomes:

Task	Output Measurement	Outcome Measurement
Task 1 – Phase I/II Assessments	# of Phase I Assessments # of Endangered Species/Cultural & Historical Surveys # of Phase II Assessments	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 2 – Remediation/Reuse Planning	# of ABCAs # of Redevelopment Plans	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties
Task 3 – Outreach (Community)	# of Brownfields Advisory Committee Meetings # of Public Meetings # of Community Group Meetings	# of Attendees at Meetings # of Attendees at Meetings # of Groups and # of Attendees

Engagement)	Quantity of Outreach Materials Distributed # of Public Announcements	# of Public Inquiries Received Circulation
Task 4- Programmatic Support	# of Quarterly Reports # Financial Drawdowns Final Report ACRES Data Entry	Project Completed On Time Budget Utilized No Adverse Audit Findings Demonstrated Performance in Future Applications

ii. Budget table

Hazardous Substances					
	Phase I/II ESAs	Remediation & Reuse Plan	Outreach	Programmatic Support	Total
Personnel				\$15,000	\$15,000
Travel	0	0	\$500	\$2,000	\$2,500
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$204,500	\$19,000	\$2,000	\$5,000	\$230,500
Total	\$204,500	\$19,000	\$4,500	\$22,000	\$250,000
Petroleum Products					
	Phase I/II ESAs	Remediation & Reuse Plan	Outreach	Programmatic Support	Total
Personnel				\$15,000	\$15,000
Travel	0	0	\$500	\$2,000	\$4,000
Supplies	0	0	\$2,000	0	\$3,000
Contractual	\$204,500	\$19,000	\$2,000	\$5,000	\$230,500
Total	\$204,500	\$19,000	\$4,500	\$22,000	\$250,000
Grand Total	\$409,000	\$38,000	\$9,000	\$44,000	\$500,000

c. Ability to Leverage – see attachments for leverage verification.

The Coalition will leverage funding resources for public and private development along the corridor. In order to do so, the Coalition will use the brownfields program funding as part of a multi-layering incentive approach to facilitate redevelopment of the Corridor. In FY17, Edgewater will apply FL DOT funds of \$82,000 along the Corridor for streetscaping, which provides noise and particulate pollution barriers to nearby housing, beautifies the neighborhood, and provides for greater walkability. Edgewater will also employ FDEP funds to retrofit wind protection on homes in the Corridor (\$194,000). Other efforts will include the implementation of FDEP CERCLA 128(a) Site Specific Assessment assistance for limited source removal activities. A primary layer of incentives will be provided by the Florida Brownfields Program: FDEP Voluntary Tax Cleanup Tax Credit Program (up to 50% in credit); Brownfields Building Materials Sales Tax Refund (refund for overall affordable housing/redevelopment projects); Brownfields Loan Guarantee Program (up to 50%); and Brownfields Liability Protections (as provided statutorily). The locally-adopted and operating Economic Development Incentive (EDI) Program provides additional incentives for quality job creation and for mitigating transportation impact fees. Dedicated funding from the Edgewater and New Smyrna Beach CRAs will continue to be available to support renewal/redevelopment of the US1 Corridor from sources such as HUD, CDBG, CRA and FEMA.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**a. Engaging the Community**

i. Community Involvement Plan: The existing Brownfields Advisory Board that is also the Coalition partnership remains intact and the current strategic partnerships and community involvement efforts developed by the prior Coalition during the course of the recent successful EPA grant will continue or be improved. Other strategic partnerships will be created and further community development will occur through ongoing outreach efforts. Partners have already been

identified and established for the grant program (see 3.c.1), and the Coalition will integrate existing partners with newly-identified groups. The project team continues to take steps to include planning/budgeting for public involvement, to provide information/outreach, conduct involvement activity, review/use input and provide feedback and evaluate activities/processes, such as with the previous project. The Coalition will work closely with the two Community Redevelopment Authorities in outreach and moreover to identify viable redevelopment opportunities with the input of community members.

ii. Communicating Progress: The Coalition will build on the success of communication used in the last project by use of a variety of means to ensure meaningful effective public participation in the program, where views are shared and input is solicited. The SVCIC has developed a video that is run on Public TV that has shown the growing progress of the program. This video will continue to be updated and refreshed with new projects as they are completed. Workshops are also held within each community and community participation and engagement have been successful to date. Additionally, Announcements will continue to be made on appropriate TV and the radio stations prior to promote the program, following the completion of the Brownfields Inventory phase and upon completion of the assessment activities. Area residents have and will continue to be apprised of all information pertaining to the process.

Social Media and Website: The Coalition will also continue to update websites and social media outlets with a new grant award. The coalition will also will develop one webpage with program updates, minutes, agendas, reports and notices of upcoming meetings. This page will also funnel into social media sites as followers are collected from public meetings and online subscriptions solicited on the webpage. As mentioned above the Coalition has used youtube videos for dissemination of outcomes, and this method will be employed again.

Public Meetings: Public meetings will be scheduled following each public notice period in a venue accessible to all residents at convenient locations. Here public input into site selection decisions, clean-up priorities and re-use planning will be solicited. Meeting comments will be used to develop and refine all draft documents and assessment project plans. Volunteers will be solicited as Spanish translators for public meetings as deemed necessary by the audience. The meetings will rotate to each of the Coalition members Cities.

Information Repositories: Information repositories, public places where residents may read and review project information, will be established by the Coalition. Information will include documents subject to public comment. Three information repositories are planned for the project, one to be located in each partner community.

Fact Sheets: The Coalition will provide fact sheets to persons and organizations interested in the project, and to the wider community. Fact sheets will explain the Brownfields grant process and progress, inform them of public meetings, redevelopment opportunities and site specific assessment information. Spanish versions will be available.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: The Coalition members have positive relationships working with the Florida Department of Environmental Protection (FDEP) including on its recent assessment grant. The FDEP is responsible for hazardous waste and petroleum cleanup in the State and implements Florida's Brownfields Redevelopment Program. FDEP has responsibility for review of assessment activities/reports and to oversee cleanup activities. FDEP will also make eligibility decisions and specify cleanup target levels. Any cleanup activities will be conducted with state oversight and developers will be encouraged to negotiate site-specific

cleanup agreements with the State and take advantage of FDEP brownfield incentives. The Coalition will also partner with the Governor's Office of Economic Opportunity and Enterprise Florida to encourage the use of Statewide Brownfields Incentives. The Florida Department of Health has also been actively engaged in the last Assessment Grant and will continue involvement in Grant related activities pertaining to public health and environmental risk.

ii. Other Governmental Partnerships: Our focus will be on cooperation and linkage of U.S. Housing and Urban Development (HUD), U.S. Department of Transportation (DOT), and EPA and other federal and state agencies, including the CRAs and Enterprise Zone within the coalition area. Coalition partners will improve movement within and between the communities through an integrated, multimodal transportation system in concert with the Florida Department of Transportation and Volusia Transportation Planning Organization. The SVCIC is located within an area that is designated as obtaining Preferred Sustainability Status (PSS) by HUD. The communities that have been designated are committed to continuing to advance sustainability in their region and the federal Partnership for Sustainable Communities (comprised of HUD, the DOT, and EPA. This coalition will integrate our two CRAs and Enterprise Zone into one entity focusing on redevelopment of the area while allowing for community input. We will do this by focusing on the livability principles of transportation choices, equitable affordable housing, increased economic competitiveness, support of existing communities, leveraging of federal investment funds, and valuing communities and neighborhoods. The New Smyrna Beach Housing Authority will continue as a partner to the Coalition through assistance in the areas of funding and developer incentives for affordable, attainable housing.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: SVCIC, with a somewhat transient population compounded by vacant properties, crime, and meth labs, there are a minimal number neighborhood organizations within the Coalition area; however, the Coalition has amassed support from several organizations that are working to make a difference here, despite the challenges. The **Southeast Volusia Chamber of Commerce** and local businesses, such as the **Gainous-Wynn Funeral Home** that is located in the Corridor, have offered support in terms of outreach and participation in meetings and on committees. The local non-profit hospital, **Florida Hospital New Smyrna**, and the **Burns Science and Technology Charter School** have committed its marketing department to assist with public outreach and program marketing. **The Boys & Girls Club of Volusia/Flagler Counties** has pledged resources from its New Smyrna branch to outreach and marketing through its online network, and the Organization will also participate in planning as it is working on its own facility expansion in the Corridor. **Bethel Baptist Church of New Smyrna and Oak Hill Community Trust** have opened their doors for community meetings and will make connections to the community through outreach and committee work. **Southeast Volusia Habitat for Humanity** has been working with the Coalition in developing safe and appropriate affordable housing in the partner cities and will continue to do so, and for the purposes of this project, the organization has committed support through serving on working committees or in an advisory role. The **Florida Brownfields Association**, a volunteer service organization pledged to advancing cleanup and redevelopment in Florida, will serve as a technical advisor and will offer educational programming to the partner communities.

ii. Letters of Commitment: See attachments for letters.

d. Partnerships with Workforce Development Programs

The Coalition is committed to promoting local hiring in its assessment, cleanup, and redevelopment efforts. The Coalition will partner with CareerSource Flagler Volusia (CSFV) to connect workers with job opportunities. In its recent Four-Year Strategic Plan, CSFV committed to “*working towards meaningful partnerships with businesses in high growth industries that support career pathways through internships and work-based learning opportunities for young adults*” (<http://www.careersourcefv.com>)."

Their plan included a focus on opportunities for young adults residing in public housing, disconnected from school or work or those who are homeless. The Coalition's target areas are areas where these young people live, and the community groups we work with have access to these populations; hence, the Coalition will work with CSFV to assist in reaching those goals while mutually assisting the public most in need. SVCIC will also publicize and encourage developers to take advantage of Florida's Brownfield Job Bonus Refund (\$2500 tax refund/each new job created), one of several FDEP incentives for developers in SVCIC area.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: Brownfield assessments will encourage community-driven redevelopment projects. Social benefits will be realized as these properties gain productive reuse, including local employment opportunities; strengthening disadvantaged and blighted neighborhoods by addressing the longstanding contamination and environmental justice issues; and creating the growth opportunities for new businesses, including full service groceries stores and other healthy food options to an improved, “cleaned-up” US1 Corridor. Improvements due to assessments, necessary cleanup and redevelopment lead to increased access to health care, through creation of jobs, increasing income and employer-paid insurance. Conditions of existing housing will also be addressed as contaminants in close proximity to residential areas are assessed and plans made for remediation. Assessments in the Corridor will be performed with care and attention given to nearby sensitive populations to ensure that residents are neither further exposed during environmental activities. Assessment, cleanup and property revitalization will have a direct impact on the environment by: eliminating or reducing release of contaminants to the environment; focusing on reuse of existing developed areas with existing infrastructure thus eliminating sprawl and discouraging development in greenfields (natural or agricultural) lands; eliminating runoff to area streams; and eliminating/reducing contaminants entering the groundwater. By immediate response to the findings of environmental assessments, the City will eliminate potential soil, groundwater, and surface water contamination, which will reduce potential public health problems such as cancer, asthma, and miscarriages in the surrounding population (see Section 1.b.iii). The specific sites described earlier are targeted for redevelopment, including residential, recreational and commercial, all of which will improve quality of life and bring jobs to the area. Redevelopment focused on walkability and multi-modal transportation will have a positive impact reducing ambient air pollution and effects such as chronic respiratory disease and asthma, a concern in the target area. Improved access to parks and walkability will have positive health outcomes.

b. Economic and Community Benefits: Environmental contamination is a hindrance to community revitalization. Cleanup and redevelopment of the sites can encourage higher property values and create jobs, as well as positively impact the local economy by creating a safer, healthier community to house businesses and residences. According to statements from the EPA, funded brownfields projects have inspired \$17.79 in investments for every EPA grant dollar expended and can increase residential property values 5.1% to 12.8% near sites upon completion of cleanup (<https://blog.epa.gov/blog/2014/07>). The priority sites are interspersed along the Corridor affecting both

commercial and residential zones. Implementation of the proposed brownfield program will result in an expansion of the community tax base, both through enhanced property tax value and elevated sales tax revenues and reduction of blight and improved community image that will further encourage redevelopment and new uses of space. Higher employment rates would elevate per capita and household incomes, as well as improve purchasing power and increase the ability of homeowners to improve or maintain their properties. The Corridor's economy still lags far behind the rest of the country; however, Brownfields Assessment funding provides opportunities for redevelopment of brownfields for viable economic development and equitable, affordable housing that will create jobs and expand the local tax base. Upon the successful completion of assessment and remediation services, the Coalition will continue the redevelopment process on brownfield sites. The community will have improved site information available for communications with prospective developers to spur their investments in the community. The increased tax base and renewed economy brought about by redevelopment of these sites will result in improved tax revenues. Such an increase would afford the Coalition the opportunity to enhance public services, public health and enhance continued redevelopment efforts within their communities.

"A new job is created for every \$10,000 to \$13,000 spent on remediation, according to "Benefits of Public Investment in Brownfield Cleanup and Redevelopment," a research paper by Nancy Frank, PhD, AICP, of the University of Wisconsin-Milwaukee. **SVCIC's previous brownfields project to date has created 92 construction jobs and an estimated ten new permanent jobs (figure yet to be finally determined as projects are not complete); these figures exceed the national average.** A dollar of public investment in a redevelopment site yields a \$5 to \$20 increase in property value, according to this paper, while the surrounding neighborhood's property values typically increase 5% to 15% (<http://www.ayresassociates.com/what-does-brownfield-redevelopment-cost-right-question-is-what-does-it-pay/>). National statistics show that up to 33% of assessments reveal no cleanup is needed. This quick removal of uncertainty will incentivize developers and remove the fear and stigma of blight with relatively little effort/cost. Reduction of blight and the opportunity for redevelopment will pave the way for new business growth that promotes economic revitalization, which will have wide ranging financial and quality of life effects, allowing the City resources to increase health through improvements to air and water quality through greenspace, job prospects leading to health insurance for more residents, increased recreational amenities contributing to a healthier population and lower health care costs and increased purchasing power leading to regrowth of the area's small local businesses and overall consumer economy.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The City of New Smyrna Beach, lead applicant for this Coalition grant, has not had any adverse audit finding relating to the administration of grants. No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls, compliance or any other matters in the City's FY 2015 A-133 audit completed by Carr Riggs & Ingram CPAs and Advisors on (September 30, 2015). The last fiscal year's report is under review at this time.

b. Programmatic Capability: The success of the last brownfields project is a fair indicator of the capability of the team mentioned below. **These successes include positive, sustainable redevelopment** that benefit the partner communities and surrounding areas through **job development, environmental and physical improvements** to the communities as well as a sense of pride, renewed spirit and **positive progress towards environmental justice** for residents here.

Project Director: Donna M. Gray-Banks - Community Resource Coordinator for the City of New Smyrna Beach will serve as project director and will oversee day-to-day operations, including community outreach and reporting. Gray-Banks has five years of experience in this role and

coordinated several projects involving the past Brownfields Grant, including a six-home development accomplished through leveraging funds from the New Smyrna Beach Housing Authority, CRA and Volusia County Community Services Division. Gray-Banks is also the CDBG Coordinator and administrator and originator of the City's Homeless and Disadvantaged grant.

Financial Coordinator: Lewie Wise is the Assistant Finance Director for the City of New Smyrna Beach and will serve as financial coordinator under the supervision of the City's Finance Director. Wise has 24 years of experience in this role, including 16 in public funds administration and will oversee the financial aspects of the project, including financial reporting and closeout.

Technical Director: Anthony G. Otte, CRA/Economic Development Director, City of New Smyrna Beach, has 40 years of experience in Community and Economic Redevelopment, as well as experience in public administration and municipal finance. He has successfully managed activities in the Coalition's previous brownfields activities and will continue in this project.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

As in its previous grant, the Coalition will track, measure and evaluate and track progress through data entry and use of the EPA ACRES database. **The following outputs and outcomes will be realized as a result of the implementation of this brownfield assessment program:**

- Removal of identified contaminants and reduction of public exposure;
- Measures that ensure the prevention of future pollution, reducing risk of future exposures;
- Removal of blight and stigma associated with contaminated properties resulting in an improved community image and renewed sense of community pride;
- Clean properties for recreational facilities and promotion of healthy activities/exercise;
- Assessed properties available for targeted revitalization opportunities;
- Revitalization bringing new living-wage job opportunities to the community;
- Increased opportunities for the provision of quality, affordable housing;
- Improved public infrastructure, including transportation improvements, street lighting and sidewalks promoting public safety; and
- Promotion of equitable development and environmental justice in redevelopment efforts

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. **Accomplishments:** The Coalition was awarded a community wide assessment grant in FY2013 for \$600,000 which led to the completion of 21 Phase I ESAs, 9 Phase II ESAs, and QAPP. The project was successfully closed with a \$7,418.94 balance on September 30, 2016. These assessment activities are the starting point for several new development activities including **City Hall expansion; mixed-used project including commercial space and housing; a funeral home; a low-moderate income housing development in New Smyrna Beach. In Edgewater an abandoned industrial site is ready for commercial development, and in Oak Hill, a community center is ready for expansion and a site for mixed-income housing can be built.** SVCIC also completed a Health Impact Assessment that has resulted in 2 potential community gardens sites being selected. The Coalition has also developed a YouTube video that chronicles success of the past EPA grant [<https://www.youtube.com/watch?v=zTTer7cZKaA>]. SVCIC completed multiple reuse plans including a future industrial park, public works facility and waterfront redevelopment for Edgewater; Boys and Girls Club, airport property and Julia Street Reuse Plan in New Smyrna Beach; and Oak Hill Open Space Reuse Plan.

2. **Compliance with Grant Requirements:** The Coalition has complied with work plans, schedule and terms and conditions for the grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA's ACRES database in an accurate timely fashion.

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: SOUTH VOLUSIA CORRIDOR IMPROVEMENT COALITION

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities that have Limited In-House Capacity to Manage Brownfields Grants – The Coalition has been successful in prior grants, but the priority, as defined in the guidelines, also applies to projects with multiple governments with shared jurisdiction.

Page Number(s): 1, 2, 8, 11, 12, 14, 15

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. OAK HILL (PARTNER)	X 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	X 4
Project is primarily focusing on Phase II assessments.	X 9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X 10, and attachments
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X 6

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

November 7, 2016

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the South Volusia Corridor Improvement Coalition's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of the City of New Smyrna Beach, the City of Edgewater, and the City of Oak Hill. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-16-08, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.C.2.h. EPA Brownfields grant funding will strengthen cleanup and redevelopment efforts in the Cities of New Smyrna Beach, Edgewater, and Oak Hill. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Cities of New Smyrna Beach, Edgewater, and Oak Hill consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. They are also encouraged to contact George Houston, II, P.G., the Central District Brownfields Coordinator, at (407) 897-4322, to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Laura Barrett, Administrator
DoD and Brownfields Partnership Section

LB/jc

Ms. Barbara Alfano
Page 2
November 7, 2016

cc:

Donna M. Gray-Banks, SVCIC Project Director (DBanks@cityofnsb.com)
George Houston, FDEP Central District Brownfields Coordinator
(George.Houston@dep.state.fl.us)
Barbara Alfano, EPA Region 4 Florida Grants Coordinator (Alfano.Barbara@epa.gov)
Roger Register, National Brownfields Practice Leader, Cardno (Roger.Register@cardno.com)
Carolyn Weaver, Grants Manager, Cardno (Carolyn.Weaver@cardno.com)

Threshold Criteria – Southeast Volusia Corridor Improvement Coalition

1. **Applicant Eligibility.** The Southeast Volusia Corridor Improvement Coalition is comprised of three cities in southeast Volusia County, Florida, which from north to south are New Smyrna Beach, which will serve as the lead applicant, Edgewater and Oak Hill. The City of New Smyrna Beach, Florida and its partner Cities are eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.
2. **Letter from the State Environmental Authority.** A letter of acknowledgement and support from the Florida Department of Environmental Protection is provided in Appendix B.
3. **Community Involvement.** See Appendix C for Letters of Support.
The existing Brownfields Advisory Board that is also part of the Coalition partnership remains intact and the current strategic partnerships and community involvement efforts developed by the prior Coalition during the course of the recent successful EPA grant will continue or be improved. Other strategic partnerships will be created and further community development will occur through ongoing outreach efforts. Partners have already been identified and established for the grant program (see 3.c.1), and the Coalition will integrate existing partners with newly-identified groups. The project team continues to take steps to include planning/budgeting for public involvement, to provide information/outreach, conduct involvement activity, review/use input and provide feedback and evaluate activities/processes, such as with the previous project. The Coalition will work closely with the two Community Redevelopment Authorities in outreach and moreover to identify viable redevelopment opportunities with the input from community members. Public meetings will be scheduled following each public notice period in a venue accessible to all residents at convenient locations. Here public input into site selection decisions, clean-up priorities and re-use planning will be solicited. Meeting comments will be used to develop and refine all draft documents and assessment project plans. Volunteers will be solicited as Spanish translators for public meetings as deemed necessary by the audience. The meetings will rotate to each of the Coalition members Cities.
4. **Site Eligibility and Property Ownership Eligibility.** NOT APPLICABLE

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of New Smyrna Beach, Florida

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000387

* c. Organizational DUNS:

0648027620000

d. Address:

* Street1:

210 Sams Avenue

Street2:

* City:

New Smyrna Beach

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

32168-7040

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Donna

Middle Name:

* Last Name:

Gray-Banks

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

386-314-4849

Fax Number:

* Email:

dbanks@cityofnsb.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Southeast Volusia Corridor Improvement Coalition FY2017 EPA Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="500,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



OFFICE OF THE MAYOR

December 22, 2016

U.S. Environmental Protection Agency
Attn: Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, S.W., 10th Floor
Atlanta, GA 30303-8960
Phone: 404-562-8923

RE: 2017 EPA Brownfields Community-wide Assessment Grant Application
City of Pensacola, Florida

Dear Ms. Alfano:

On behalf of the City of Pensacola, long known as the "City of Five Flags", I am pleased to submit the enclosed proposal for an Environmental Protection Agency (EPA) Brownfields Community-wide Assessment Grant for hazardous substances and petroleum in the amount of \$300,000. As the largest City in the panhandle of Florida, Pensacola encompasses 22.7 square miles of land and 17 square miles of water. Sugar-white beaches and emerald green waters offer residents and visitors a truly unforgettable experience.

Assessment activities began with a brownfields assessment grant awarded in 2013, in which we successfully evaluated and prioritized 48 sites. Brownfields activities for this assessment grant will focus on the Westside community, an area of our City with rich history which includes the Belmont-Devilliers neighborhood. This neighborhood was historically a thriving melting pot for music, food, and entertainment during the twentieth century but now struggles with potential environmental contamination, blighted properties, and abandoned and dilapidated buildings. The target area for grant funding will focus on the area that is bordered by Palafox and A Streets to the east and west, and Highway 90 and Escambia Bay to the south. The creation of a successful commercial core in one of Pensacola's most historically impoverished neighborhoods is a priority goal for the City.

We anticipate assessment grant funding will serve as a catalyst to continue striving toward our vision of redevelopment for our City. Converting blighted brownfield sites that lie in the heart of our community into truly shining examples of transformation is what we strive to hope for. Please accept this enclosed assessment grant application, and we appreciate the opportunity to continue the City's partnership with EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashton J. Hayward".

Ashton Hayward
Mayor

a. Applicant Identification:

City of Pensacola
222 West Main Street
Pensacola, FL 32502

b. Funding Requested:

- i) Grant Type: Assessment
- ii) Assessment Grant Type: Community-wide
- iii) Federal Funds Requested: \$300,000
- iv) Contamination: \$150,000 Hazardous Substances
\$150,000 Petroleum

c. Location:

City of Pensacola, Escambia County, Florida

d. Property Information:

Not Applicable

e. Contacts:

- i) Project Director
Keith Wilkins
Assistant City Administrator
222 West Main Street
Pensacola, FL 32502
kwilkins@cityofpensacola.com
850.436.5627 phone
850.435.1611 fax
- ii) Chief Executive/Highest Ranking Elected Official
Ashton Hayward
Mayor
222 West Main Street
Pensacola, FL 32502
ahayward@cityofpensacola.com
850.435.1626 phone
850.435.1611 fax

f. Population:

- i) 53,193 (American Factfinder, American Community Survey 5 Year Estimates)
- ii) Not Applicable
- iii) The City of Pensacola is not located within a county experiencing "persistent poverty" where 20% or more of the population has lived in poverty over the last 30 years.

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates

http://www.census.gov/did/www/saie/data/interactive/saie.html?s_appName=saie&map_yearSelect=2014&map_geoSelector=aa c&s_state=17&s_county=17055&s_measures=aa snc&menu=grid proxy&s_year

g. Regional Priorities Form/Other Factors Checklist:

Please see Attachment 1

h. Letter from State or Tribal Environmental Authority:

Please see Attachment 2

1. Community Need

1.a. Target Area and Brownfields

1.a.i. Community and Target Area Descriptions

Pensacola is one of America's most beautiful and historic cities with sugar-white sandy beaches and deep blue and emerald green waters along its 20 miles of coastline. Pensacola is situated near the westernmost portion of the panhandle of Florida and became one of the earliest settlements in the country when it was first settled in 1559. Pensacola subsequently became known as the "City of Five Flags" due to five different governments that the City has been under.

Pensacola depends primarily on manufacturing, trade, the United States military, and tourism as its primary economic drivers. Pensacola's important seaport is protected by the Santa Rosa barrier island and is vital to commercial fishing fleets. The United States Naval Air Station is the first naval air station in the United States and is home to the famous Blue Angels flight demonstration team, which has given rise to the area nickname of "cradle of naval aviation". People flood the beaches of Pensacola twice a year to see these remarkable air shows. Pensacola has also been called the "Red Snapper Capital of the World", after its abundance of this fish and the sport fishing it brings. Pensacola is also surrounded by a delicate ecosystem home to an abundance of wildlife. In fact, four of the world's seven species of endangered sea turtles are native to the area, as well as the endangered Gulf Sturgeon, Florida Gopher Tortoise and Perdido Key Beach Mouse.

Of all the industries that drive Pensacola's economy, tourism probably plays a very important role. Tough times began to hit Pensacola starting with the housing market decline in 2008, followed by the Deep Horizon Oil Spill in the spring of 2010. Approximately 4.9 million barrels of oil was spilled into the Gulf. According to the former White House Energy Advisor, Carol Browner, the spill is "*the worst environmental disaster the US has ever faced*". The spill affected 8,332 species of wildlife and devastated the seafood and tourism industries that the City was so dependent on. The seafood industry, including charter fishing, commercial fishing, retail sales, and restaurants, all were hit very hard. Seafood restaurants on the Gulf Coast lost an estimated 30% of business from the same month of the previous year. Even non-seafood focused restaurants still lost approximately 15% of their business from the previous year.

Some areas of Pensacola are still struggling to recover. One of these areas, which is the focus of this grant, is the Westside Community of Pensacola. This area is part of the oldest section of the City and is home to the historic African-American Belmont-Devilliers Neighborhood. This historical neighborhood was a thriving melting pot for people, music, and food during the 20th Century. The Westside Redevelopment Area is bordered by Palafox Street on the east, Bayou Chico to the west, US Highway 90 to the north and Pensacola Bay to the south. With prevalent environmental health hazards, abandoned and dilapidated buildings, and overgrown lots, the aesthetic character of the Westside Community has deteriorated significantly over the years. As a result, property values have plummeted and poverty rates within the community have dramatically increased. In 2007 the City decided to focus redevelopment efforts in the Westside Community, known as the Westside Plan. The primary census tracts found within the Westside Redevelopment Area are Census Tracts 1 and 4. This area has higher poverty, unemployment, and minority populations and is where most of the City's brownfields are located.

1.a.ii. Demographic information and Indicators of Need

Although Pensacola's Westside has been the focus of the City's redevelopment efforts, significant disparities still exist between this area and elsewhere in the City, State, and nation. While the Westside area's population accounts for nearly 13% of the City's total population and 5% of the total land area, it exhibits a disproportionately higher percentage of distressed conditions as compared to the rest of the City, according to the Westside Plan, which was developed for the City of Pensacola. The percentage of people living below the poverty level in the Westside (34.9%), based on Census Tracts 1 and 4, is significantly higher than Pensacola (15.8%), and higher than the state average (16.87%). Unemployment is higher in the Westside,

especially in Census Tract 4, where it is 61.7% higher than Pensacola and 67.2% higher than the US. More than 35% of the residents living in the Westside Community (Census Tracts 1 and 4) are dependent on food stamp benefits, and this statistic exceeds 50% for the population living in Census Tract 4 alone. The following table represents the disparity of the target area compared with national, state, and county statistics:

Metric	US	Florida	Escambia County	Pensacola	Census Tract 1	Census Tract 4
Population	314,107,084	19,361,792	304,099	52,505	1,497	3,619
Minority Population	37.2%	43.4%	34.2%	37.1%	38.7%	87.7%
Children under 5	6.4%	5.6%	6.1%	5.3%	5.0%	8.3%
65 years or older	13.7%	18.2%	15.1%	17.7%	22.9%	18.8%
Unemployment Rate	5.8%	6.5%	6.3%	6.0%	7.7%	9.7%
Per Capita Income	\$28,555	\$26,499	\$24,014	\$28,844	\$32,606	\$11,368
Median Household Income	\$53,482	\$47,212	\$44,883	\$46,424	\$30,750	\$18,028
Median Family Income	\$65,443	\$57,176	\$56,450	\$63,644	\$45,000	\$28,229
Poverty Level	15.6%	16.7%	17.1 %	15.8 %	24.8%	44.9%
With Food Stamp/SNAP benefits (past 12 months)	13.0%	14.3%	15.4%	13.7%	20.2%	50.7%
Households built before 1960	29.5%	11.9%	17.7%	34.6%	56.6%	35.0
Households with no vehicle available	9.1	7.1%	7.0%	9.5%	23.7%	38.4%
Vacant Housing Units	12.5%	20.3%	18.4%	14.1%	23.9%	14.3%

*Data from American Community Survey 2010-2014, **Bold type indicates significant disparity***

These statistics become an even greater issue when you consider the prevalence of sensitive populations. The Westside area has a greater sensitive population of minorities, young children, elderly, and people with disabilities compared to the state and national averages. Census Tract 4 has a minority population twice that of the national average, a 30% higher population of children under 5 years of age, and an almost 70% higher population with disabilities according to the 2010-2014 American Community Survey. This same survey also shows a 60% higher population of Hispanics than the national average in Census Tracts 1 and 4, and a 67% higher population of elderly living in Census Tract 1.

1.a.iii. Brownfields And Their Impacts

An inventory of brownfields sites in the Pensacola Westside Community area has been initiated. Approximately 40 potential brownfield sites identified in the initial inventory are comprised of former gas stations, dry cleaners, automotive repair shops, automobile dealerships, machine shops, tire stores, printing shops, and dozens of vacant buildings with unknown historical usage. To date, approximately 15 of these properties have been assessed through a previous brownfields grant. Two Superfund sites are present within the Westside area, which include the former Escambia Wood Treating site and the former American Creosote site. Although the previous brownfield funding has begun to make a difference, more is needed to help achieve the goals laid out in the City's Westside Plan for revitalizing the area. Pensacola plans to focus the assessment funding first on five priority sites in the Westside

community. These sites and potential environmental issues associated with them are as follows:

- **Former Escambia County Wastewater Treatment Plant** – The former wastewater treatment plant occupied approximately 19 acres along Main Street between Clubb and DeVillers Streets. The treatment plant was removed in 2014 and is now a prime vacant lot. The owners have expressed an interest in selling the property for redevelopment but the potential for environmental issues could impede the sale, if not addressed. Low income Westside residents live within a block west of this property.
- **Former Grotto Hall** – This property has a large older historic theater on the site and encompasses approximately 1.75 acres at the southeast corner of K and Sonia Streets. The City has an interest in purchasing the property and seeing it redeveloped into a park complete with a boat ramp. However, due to the age of the building, asbestos and lead based paint could be issues as well as unknowns about prior uses of the property.
- **Former Spring Street Service Station** – The former service station is located at the southwest corner of Spring and Garden Street which is a major thoroughfare in Pensacola. The building has been removed but questions concerning potential petroleum contamination still exist.
- **Old Walker Service Station** – The Old Walker Service Station is located at the northeast corner of Mallory Street and Martin Luther King Boulevard. The property is located directly adjacent to residential properties and one home is less than 30 feet from the property. The service station is situated on an approximate 1/3-acre lot and has current redevelopment interest. The owners of the Chappey James African American Museum are interested in purchasing the property but have been reluctant, due to the unknown environmental issues associated with the property.
- **The Former RC Cola Plant** – The Former RC Cola Plant is located on D Street between Chase Street and Gregory Street and occupies the entire city block. The property is approximately 0.6 acres in size. The property is in the center of the residential neighborhood in Westside being within 50 feet of several homes. It is suspected that USTs may have been on the site for refueling purposes.

The large numbers of brownfield sites have contributed to adverse impacts to drinking water and air quality, which in turn have affected the health and welfare of the community.

Known health effects from potential contaminants that the priority sites may have based on historical uses include: respiratory problems, liver/kidney damage, nerve damage skin irritation, and headaches. According to CDC.gov benzene causes bone marrow problems, a decrease in red blood cells, and leukemia - a leading type of cancer in Escambia County. PCE is a carcinogenic chemical widely used in dry cleaning operations until the mid-1990s. Exposure to PCE causes damage to the liver and kidneys, affects reproductive organs and causes cancer. According to cancer.gov, the incidence of leukemia and liver and bile duct cancers are increasing in Pensacola and the rest of Escambia County, and age-adjusted cancer incident rates in Escambia County (448.4) are higher than the State average of 433.1.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

The Westside community has been dealing with welfare issues for years such as blight. Structures have sat vacant for years and are now deteriorating. There are issues with rodents, trash, overgrown vegetation, and exterior dilapidation. Some of the structures in the area pose safety concerns for anyone entering them such as mold, asbestos, lead-based paint, and structural soundness. Property/housing values are lower as a result of these issues, based on the latest US Census data. The average housing value is \$65,500 compared to the national housing value of \$188,400 and \$205,000 for the State of Florida. The rate of substandard housing is reported to be 54.2% versus the national rate of 35.8% based on US Census American Community Survey, 2010-2014 data. Crime has also risen in the Westside Community. For

example, the Sanders Beach neighborhood, which takes up a major portion of the target area, was shown to have a Crime Index of 8, with 100 being the safest, according to Neighborhood Scout. The violent crime rate per 1,000 for 2015 was reported to be 11.3 versus the 7.45 rate for Pensacola and 4.62 rate for Florida. The property crime rate per 1,000 for 2015 was reported to be 61.2 versus the 47.1 for Pensacola and 28.1 for Florida. These blight and crime issues put an additional burden on the City's resources.

The mostly minority community of Westside has to deal with other welfare issues, such as the lack of food access/grocery stores. A Community Health Needs Assessment Report generated for Census Tract 4 shows the number of grocery stores per 100,000 to be 14.8 versus the national rate of 21.1, according to US Census American Community Survey, 2010-2014 and the CARES program. This same report also shows that there are no federally qualified health centers in the area.

1.b.ii. Cumulative Environmental Issues

Pensacola, and particularly the Westside community, has a host of cumulative environmental issues impacting their population. Escambia County has seven Superfund sites in or near Pensacola, and two of these are in the Westside Community. According to EPA's EJSCREEN Tool, the target area is in the 98th (with 100 being the worst) percentile in all of Region 4 for, "EJ Index for Superfund Proximity". On March 17, 2016, the Pensacola News Journal reported on a citizens' meeting discussing the environmental issues facing local citizens, in regard to these Superfund sites. Francine Ishmael was present and is the director of Citizens Against Toxic Exposure, an organization that has worked closely with families and workers who were exposed to high chemical levels near the Agrico Chemical Co. Superfund site, as well as the Escambia Wood Treating site. This organization was able to bring attention to the problems those sites created, and the government was eventually able to address the issues and relocate the individuals and families living in close proximity to those Superfund sites. Ishmael noted Citizens Against Toxic Exposure was able to lobby the legislature to provide free health screenings to people who were experiencing health issues living near the sites. *"Many people were diagnosed with rare cancers, respiratory issues, birth defects and skin ailments,"* Ishmael said.

Unfortunately, the condition of the air quality in Pensacola is not that much better. In December 2007, the Georgia Institute for Technology performed a study entitled, "Partnership for Environmental Research and Community Health, Air Quality Study." The study showed that of the 67 counties in Florida, the 1999 Toxic Release Inventory (US EPA, 2001) shows Escambia County leading all others in total air toxics emissions. USEPA's Relative Risk Screening Analysis showed Escambia County to rank 42nd among 736 counties in the US, in terms of the risks posed to those communities by toxic air pollutants.

EJSCREEN also indicates Pensacola is in the 80th percentile for its "EJ Index for Lead Paint Indicator." Traffic is also an issue with I-10 running through Pensacola and being the main gateway for tourists from the west coming into Florida. In addition, I-110 is the main artery linking I-10 with Pensacola Beach, which also garners heavy tourist traffic. EJSCREEN ranks Pensacola in the 86th percentile for its "EJ Index for Traffic Proximity and Volume."

1.b.iii. Cumulative Public Health Impacts

Air and water quality in Pensacola has impacted the community's public health based upon studies discussed in the previous section. The initial assessment conducted by the Georgia Institute of Technology of particulate matter, ozone, and air toxics in Escambia and Santa Rosa Counties, *"suggest that particulate matter likely presents the greatest risk to human health generally related to air quality in the Pensacola region"*. The study cites that exposure to ozone has been found to be related to the development of asthma in children (McConnell et al. 2002), the exacerbation of asthma in children and adults (Tolbert et al. 2000), birth defects (Ritz et al. 2002), and premature mortality (Bell et al. 2004). Exposure to PM2.5 has been linked to

increased incidence of myocardial infarction or heart attack (Peters et al. 2001), lung cancer, and cardiopulmonary mortality (Pope et al. 2002).

Just a few of the many contaminants found in the Pensacola water supply, according to its 2015 Water Quality Report, include: xylenes, tetrachloroethylene, trichloroethylene, lead, copper and cyanide. Some of the contaminants found in solvents like trichloroethylene and tetrachloroethylene are likely carcinogens and known to affect the neurological system, liver, and kidneys. Lead has been known to affect nervous, reproductive, hematopoietic systems, and cause leukemia.

1.c. Financial Need

1.c.i. Economic Conditions

The City has faced the financial struggles associated with the nation's overall economic downturn, and the current financial position makes drawing on City funds for cleanup activities extremely difficult. The City's fiscal year 2017 overall operating budget decreased by \$126,700 from 2016, representing a 0.2 percent decline, and represents a slight downturn after two years of increases (fiscal year 2016, 3.8% increase and fiscal year 2015, 2.7% increase). The 2014 overall operating budget decreased by \$1,267,900, representing a 2.6 percent decline from the previous year. In 2013, the City was forced to lay off 30 employees, and no full-time positions have been budgeted to be added through the 2017 fiscal year. While there has been an overall increase in the City's budget in the past few years, which signifies a positive indication that the economy is rebounding, this increase has not yet reached the level that we had prior to 2008, so grant funding is essential to continuing to address the brownfield properties. The City is using Special Revenue and Capital Project funding for other projects, including updating police and fire vehicles, so we are unable to draw on funding that may now be available from the slight budget increases for City upgrades.

Pensacola has actually been experiencing a population decline for decades that has contributed to dwindling revenues. Pensacola had approximately 58,000 citizens in 1999 and 56,000 in 2000, 53,000 in 2006 and 52,505 for 2009 based on US Census data. In February of this year, Pensacola experienced an EF-3 tornado which damaged or destroyed over 300 homes and businesses. Residents are still dealing with the aftermath of this damage, and City funds are being utilized to deal with some of the expenses incurred. Additionally, Pensacola never has fully recovered from the BP Oil Spill in 2010. In 2012, two out of three metro areas in the United States saw the number of jobs increase. In contrast, the number of jobs in Pensacola actually decreased – down 4,600, a 2.8 percent decrease in employment. This makes the region No. 10 in job loss among metros with a population of at least 100,000 inhabitants. (<http://www.csmonitor.com/Business/2012/0615/What-recovery-Top-10-cities-losing-jobs/Pensacola-Fla.-2.8-percent-loss-of-jobs>).

1.c.ii. Economic Effects of Brownfields

The Gulf oil spill resulted in a major drop in tourism costing the region an estimated 10,000 jobs. The loss of jobs in turn created more vacant businesses resulting in more brownfields. Solutia, one of the largest employers in Northwest Florida, laid off 700 employees in November, 2008. Other major job closings within the last decade are shown in the following table.

City of Pensacola Business Closings					
Cox Communications	04/2014	144 employees	Teleperformance	05/2010	176 employees
BAE Systems	12/2013	289 employees	Pensacola News Journal	06/2009	84 employees
Kmart	02/2013	69 employees	Food World	05/2009	254 employees
Sikorsky	01/2013	455 employees	Anderson Services	02/2009	65 employees
Universal American	02/2011	53 employees	Choice Point Marketing	08/2008	180 employees

The Westside is struggling much more than the City as a whole. According to Escambia County Appraiser Records, 25% of the city-wide structures are deteriorating, and 10% are vacant. In comparison, 28% of Westside area structures are deteriorating and 28% are vacant. The rate of structural deterioration is likely to accelerate as 83% of the housing units in the community are over 45 years old. As a result of this blight and deterioration, property values have also slid in Pensacola's Westside. The average housing value is \$65,500 compared to the national median housing value of \$188,400 and \$205,000 in Florida. These issues continue to put a greater burden on the City's already stressed resources.

Due to the lack of available jobs in the Westside community, unemployment has risen to 9.7% compared to the national average of 5.2%. Correspondingly, poverty levels have risen as much as three times the national average, as is the case of residents in Census Tract 4 (US Census, American Community Survey, 2010-2014). Nearly 51% of the residents in Census Tract 4 are dependent on the federal food stamp/SNAP program. The per capita income for Census Tract 4 is only \$11,368. Such disparities provoke environmental justice questions.

2. Project Description and Feasibility of Success

2.a. Project Description, Timing, and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

Once a thriving area of industrial businesses and diverse cultures, the Westside is now plagued with vacant properties, overgrown lots, and a great deal of potential contamination. As previously stated, there are at least 40 brownfield sites within the Westside, resulting in 20% of the Westside being vacant land. The City of Pensacola plans on using the EPA Community-wide Assessment Grant to achieve environmental health through assessments, as well as a means to implement the Westside Community Redevelopment Area Plan, prepared for the City in 2007. The plan was developed with heavy involvement from the community including stakeholder focus group meetings, staff meetings, public workshops, neighborhood surveys, and Steering Committee meetings. The overall vision of the plan is to: *“enhance the physical environment; preserve and enhance residential character; support and expand commercial activity; introduce a diverse mix of uses along primary corridors; pursue new development opportunities; create a community focal point to foster positive change in the community's core; improve pedestrian environment, and overcome the obstacles to economic redevelopment.”* The plan also provides recommendations to achieve sustainable long-term economic goals. The redevelopment plan has specific tasks in place to ensure these goals are reached. Plans for the ACW Superfund site include a storm water retention pond, complete with a fountain and pedestrian bridge. Also, plans for a walking trail and a farmer's market have been made.

All of Pensacola's brownfield sites within the targeted Westside area are within a highly urbanized portion of the City. This urban area is already developed and provides an infrastructure of gas, sewer, water, and electric utilities upon which to develop new, more appropriate, land use patterns. The Westside provides a strategic approach regarding the implementation of revitalization efforts and promotes sustainable reuse of existing resources. This plan calls for connecting economic development and land use planning to create a quality place that attracts talented, creative people and supports a successful business environment. Instead of continued expansion into rural areas outside the Pensacola area, the City has recognized the need to create new and improved developments within designated business districts. This enables developers of current vacant and underutilized properties to reuse existing resources.

Additional plans for reuse of existing infrastructure include use for after-school tutoring programs, and job-training programs and additional parks/greenspace. On Main Street, the community opted for a “renovation district” theme. The community desires to attract neighborhood retail services (boutiques, small shops, cafes, offices, service shops) as opposed to “big box” retailers. In addition, a new neighborhood recreational center is proposed. The school board would also like to build a new urban school in the area.

Furthermore, Baptist Health Care plans to redevelop 6 acres of property in the target area. Baptist is considered a community anchor and is one of the largest employers in Pensacola. Redevelopment plans include a 40,000-square-foot building that would include: office space; a restaurant; retail space; green space with walking paths; a community garden where residents could grow fruits, vegetables, and other food; and soccer fields. Other ideas posed during the public envisioning session included housing for Baptist employees, a fitness center, a gift shop and occupational retail for doctors and nurses. This redevelopment will work in conjunction with this grant funding to maximize the overall benefits to the community.

Also of importance to the community is preserving its unique historical significance. Awarding of this grant will give the City the much needed tools to continue to remove environmental threats and provide the needed “jumpstart” to carefully rebuild the community. With the community being rid of environmental threats through receipt of this grant, the doors will be unlocked for purchase and reuse of properties, and a means to achieve Westside’s vision will be provided. Pensacola is already integrating livability principles and equitable development into their redevelopment efforts by incorporating more transportation choices for the targeted area by adding trails, bike paths, and sidewalks all throughout the targeted area to improve linkage between downtown and the Westside neighborhoods. The City is also planning for more affordable housing on vacant properties, and promoting the redevelopment of other brownfields sites within the targeted area. Improvements such as these will certainly have a positive impact within the urban core and help restore a sense of pride in the community.

2.a.ii. Timing and Implementation

The City understands that assessment grants must be completed within a 3-year period and has already been successful in doing so under the previous grant. We have a plan in place for easily achieving this during the next grant. Our plan involves having several tasks accomplished prior to the start of the grant period. By having a Work Plan submitted, a Request for Qualifications (RFQ) issued and a consultant selected, and having obtained access agreements prior to the start date, over 35% of the funds will easily be expended within the first year. By hitting the ground running from announcement of the awards, we have found that successfully completing the grant within the 3-year timeframe becomes much easier. The City of Pensacola will adhere to the Brownfields Programmatic Requirements as stated in Section VI.E of the Guidelines for Brownfields Assessment Grants. Pensacola has developed the following schedule:

After award and prior to grant start date	Prepare and submit Work Plan to EPA, post RFQ and complete selection of consultant, and form Brownfields Advisory Committee (BAC).
0 to 3 months	Prepare and submit QAPP, hold kick-off meeting, attend National Brownfields Conference, develop Community Involvement Plan, conduct Phase Is on priority sites, and prepare 1st quarterly report and update ACRES database.
3 to 12 months	Complete all Phase I ESAs, submit site-specific QAPPs for Phase II ESAs, and continue ACRES database, quarterly reporting, community outreach meetings.
12 to 24 months	Begin Phase II ESAs, determine which sites need additional delineation, and continue ACRES database, quarterly reporting, community outreach meetings.
24 to 36 months	Perform additional assessments to delineate priority sites, perform ABCAs and continue ACRES database, quarterly reporting, community outreach meetings. Finalize ACRES reporting and final closeout report to EPA.

a) The City will solicit qualified environmental firms through advertisement of a Request for Qualifications (RFQ). Qualified Environmental consultants will be asked to submit a Statement of Qualifications (SOQ) for conducting tasks associated with completion of this assessment grant. Qualified consultants will be afforded a 30-day period to submit their SOQs. Within 60 days, the City of Pensacola will select a consultant based upon experience working in

Florida, their proximity to Pensacola, their qualifications and experience, and their past performance on other brownfield projects. All procurement will be conducted in accordance with City, State and federal requirements.

b) Pensacola has been hosting public outreach meetings concerning brownfields sites since 2011. As a result of these meetings, the City has prioritized the top five sites discussed in Section 1.a.iii that are being targeted for redevelopment. Additional sites will be prioritized based on sites that pose the most threat to human health and/or the environment. In addition, sites to be potentially purchased by the City will be considered a priority. Other considerations may include: interest in development of a site; significant benefit to the community; potential cost for assessment and clean-up; redevelopment potential based on location of the site; potential of new job creation, and the estimated number of new jobs. Citizen and stakeholder input will continue to be considered under the project's community outreach agenda. Tasks to be completed will include: ongoing public outreach events, conducting an estimated 14 Phase I ESAs, 6 Phase II ESAs, and developing up to 4 cleanup plans where needed for sites that have interested buyers or those that have a high potential for redevelopment. Property Profile Forms will be submitted for all sites where Phase I ESAs are conducted.

c) The City was successful with the previous grant in obtaining access agreements for conducting assessments. Partly, this success has been achieved through relationships between the City, their consultants, local realtors, the chamber of commerce, and other partners. Pensacola will continue to utilize these relationships and meet with property owners once the grant is awarded to obtain signed access agreements. Pensacola will also continue to educate the Westside community concerning the benefits of using brownfields funding to affect revitalization in the area.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Task 1. Project Management Costs: The City expects to incur certain project management costs associated with the implementation of the grant. These costs will include time associated with preparation of quarterly reports, ACRES database reporting, financial reporting, establishment and updates for the document repository, generic QAPPs, meetings and communication with EPA, among other tasks. Pensacola estimates approximately \$10,000 for these costs which will be split evenly (\$5,000 each) between petroleum and the hazardous substance grant. Travel to conferences has been included in these costs. Pensacola will attend two National Brownfields conferences and the Region 4 EPA New Grantees Meeting to gain additional insight for ensuring the success of the City's brownfields program. We anticipate cost for two attendees to attend two national conferences at \$1,700 per person per conference, which equals a total cost of \$6,800. Our personnel budget shows a total of \$6,800, which would allow two representatives to attend the two national conferences (or \$3,400 for each of the petroleum and the hazardous substance grants). We also budgeted a total of \$1,500 for two representatives to attend the Region 4 EPA New Grantees Meeting (or \$750 for each of the petroleum and the hazardous substance grants). Outputs include establishment and updates of a document repository, 11 quarterly reports, 1 closeout report, number of ACRES database reports, number of Generic QAPPs, number of meetings.

Task 2. Community Outreach: The budget for this task is associated with engaging and educating the community concerning brownfields, preparing a Community Involvement Plan (CIP), and involving stakeholders in the process. Some staff members will be involved in the outreach activities, which are anticipated to cost approximately \$4,000 for both the petroleum and the hazardous substance grants. However, we will employ a qualified and experienced contractor to assist in the outreach efforts, which are projected to cost approximately \$8,000. EPA funding for this task will be used to cover costs associated with meeting notification and provision of meeting materials, such as large scale maps, informational handouts, and proposed

schematic designs, (cost estimate: three years of outreach @ \$4,000 year = \$10,000, or \$5,000 for each of the petroleum and the hazardous substance grants). Outputs include preparation of a CIP, number of community meetings, and number meeting material preparations.

Task 3. Phase I ESAs: Pensacola estimates approximately 14 Phase I ESAs are estimated to be conducted. We are budgeting \$49,000 for the 14 Phase I ESAs or approximately \$3,500 per site. Pensacola estimates that one-half of the Phase I ESAs will be conducted on petroleum sites and therefore \$24,500 of the total cost is budgeted for petroleum sites and \$24,500 is budgeted for hazardous sites. Phase I ESAs will be performed in accordance with EPA's All Appropriate Inquiries rule per 40 CFR Part 312 and the ASTM E1527-13 standard. This work will be subcontracted to a qualified environmental consulting firm that will be selected through a qualifications-based selections process. Outputs include 14 Phase I ESAs.

Task 4. Phase II ESAs: The City estimates that 6 Phase II ESAs will be completed at \$30,000 per site for a total cost of \$180,000. This cost will be split evenly between the budget for hazardous and petroleum sites, which equals \$90,000 for hazardous sites and \$90,000 for petroleum sites. These estimated costs are only an average based upon previous work conducted in Pensacola under a previous brownfields grant, and will likely vary from site to site. Phase II ESAs will be performed in accordance with state and/or federal ESA standards and/or state UST standards for performing environmental assessments and will be governed by QAPPs and Health and Safety Plans (HASPs) that will receive prior EPA approval before beginning the Phase II ESAs. The Phase II ESAs will focus on the nature and extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined. Outputs include 6 Phase II ESAs, QAPPs and HASPs.

Task 5. Cleanup Planning: We estimate completing clean-up plans for four sites at an estimated cost of \$9,500 per site for a total cost of \$38,000. Approximately one-half of the cleanup planning will be conducted on petroleum sites, therefore \$19,000 of the total cost is budgeted for petroleum sites and \$19,000 is budgeted for hazardous sites. This task involves preparing an Analysis of Brownfields Cleanup Alternatives (ABCA), which will include conducting a feasibility study of remedial options and estimating cleanup costs based on specific or various redevelopment scenarios for the sites where Phase 1 ESAs were conducted. The majority of this task will be conducted by the environmental consultant selected to perform the assessments. Existing economic development plans and public input through community outreach will be utilized to direct redevelopment alternatives. Outputs include 4 ABCAs.

2.b.ii. Budget Table

The proposed budget for the EPA Community-wide Assessment Grant is presented in the following tables:

Budget for Petroleum Assessment Grant Funds

Budget Categories	Tasks					Total
	(Task 1) Project Management Costs	(Task 2) Community Outreach	(Task 3) Phase I Investigations	(Task 4) Phase II Investigations	(Task 5) Cleanup Planning	
Personnel	\$3,000	\$2,000				\$5,000
Fringe Benefits						
Travel	\$4,150					\$4,150
Equipment						
Supplies	\$150	\$200				\$350
Contractual	\$2,000	\$5,000	\$24,500	\$90,000	\$19,000	\$140,500
Other						
Total	\$9,300	\$7,200	\$24,500	\$90,000	\$19,000	\$150,000

Budget for Hazardous Assessment Grant Funds

Budget Categories	Tasks					Total
	(Task 1) Project Management	(Task 2) Community Outreach	(Task 3) Phase I Investigation	(Task 4) Phase II Investigation	(Task 5) Cleanup Planning	
Personnel	\$3,000	\$2,000				\$5,000
Fringe Benefits						
Travel	\$4,150					\$4,150
Equipment						
Supplies	\$150	\$200				\$350
Contractual	\$2,000	\$5,000	\$24,500	\$90,000	\$19,000	\$140,500
Other						
Total	\$9,300	\$7,200	\$24,500	\$90,000	\$19,000	\$150,000

2.c. Ability to Leverage

The City of Pensacola plans to leverage the brownfields grant with as many other sources of funding as possible. The City of Pensacola is receiving \$80,000 as a settlement from the BP Oil Spill that they will be applying towards the redevelopment of the former Grotto Hall. Pensacola has plans to turn the site into a park and boat launch. The West Florida Regional Planning Council (WFRPC) has available funding from the Revolving Loan Fund (RLF), and they have pledged \$300,000 for the City to use toward cleanup activities. As previously stated, Baptist Health Care has plans to redevelop six acres of the Westside but wants to do so in a way that helps remake the neighborhood for its employees, hospital visitors, and area residents. Baptist has partnered with the City and County on \$275,000 worth of strategic assessment and conceptual planning for the neighborhood. This redevelopment will maximize community revitalization efforts and safeguard the future of these neighborhoods by injecting new economic life.

Pensacola Community Redevelopment Agency and Westside Community Redevelopment Area – The CRA and Westside CRA are dependent districts and advisory bodies to the City of Pensacola. Both have adopted Redevelopment strategies and objectives for the target area along with a Tax Increment Finance mechanism to assist with funding. The City also has targeted the Westside CRA for priority infrastructure improvements on roads, sidewalks and storm water through our Local Option Sales Tax, Local Option Gas Tax and Storm Water Utility funds. Also, the City pledges to leverage up to 10% of the brownfield funding with in-kind funds through use of City personnel on brownfield projects. Florida also provides for a 50% tax credit per year for remediation. Should the City be able to cover all or part of the remediation of the site through the use of capital funds or tax increment financing, the remediation tax credits are transferable, thus providing for additional mechanisms to entice developers to the assessed brownfield sites. Also, Florida offers incentives to businesses that locate in brownfield sites. The Brownfield Redevelopment Bonus Refund is available to encourage brownfield redevelopment and job creation. Approved applicants receive tax refunds of up to \$2,500 for each job created.

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan

Pensacola already has a plan in place for involving the community. This plan has been implemented since before the City received their first brownfields grant in 2013. Pensacola has been working with a diverse group of community stakeholders to address redevelopment issues

in the City's Westside Community. Pensacola has orchestrated planning meetings, visioning sessions, and brownfields community outreach meetings. After three years of intense planning efforts and initiatives via the Westside Community Redevelopment Area Plan and the Westside Neighborhood Plan, the community has been watching the results of revitalization efforts by the City. The City views the community input to be a significant benefit and resource. With their needs clearly expressed, this community brownfields initiative has been successful so far. In addition, the City of Pensacola has been meeting with key stakeholders to further understand the challenges impacting the region. Through this process, it has been made clear that the brownfield sites have presented significant issues for this struggling community. The plan involves holding community outreach meetings downtown and in the Westside community. Several of these meetings to inform and update the community have already occurred with the latest meeting being held on December 5, 2016.

Other methods of communication have included: social media updates, City website information, brochures, and press releases. The community has actively supported the efforts of the previous brownfield grant, and we expect to see similar results by continuing to engage and empower local citizens to become more involved. Pensacola residents have been actively involved in the planning process of the redevelopment strategies of the Maritime Park. This park is a waterfront event venue with exhibition space, an amphitheater, playground, and festival grounds, located in historic downtown Pensacola. All future communication will be conducted in a variety of methods and will involve soliciting input from community residents to ensure that they are involved in the entire grant process including planning and implementation of the assessment funding.

3.a.ii. Communicating Progress

The City will communicate progress to the community and stakeholders through a variety of methods. Information updates will be provided on the City's webpage. Ongoing community outreach will be conducted via presentations to civic, faith-based, and professional organizations. Public meetings will occur consistent with project milestones. Flyers were also distributed throughout the community, and meetings were also posted on the City's website. Similar notifications will be utilized throughout the grant implementation period. The City of Pensacola will also keep citizens and stakeholders informed through press releases; social media (Facebook and Twitter page), and scheduled community outreach events. The Hispanic population is less than 2% according to the US Census Data for 2015. Therefore, Spanish interpretation will not likely be needed but will be made available if requested. The methods of communication are appropriate for the target community because we are utilizing channels of communication that are established.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

Florida Department of Environmental Protection (FDEP) - FDEP is committed to the success of Pensacola's brownfield program and supports the efforts to strengthen the cleanup and redevelopment in Florida.

3.b.ii. Other Government Partnerships

- **Escambia County Board of County Commissioners (ECBCC)** - ECBCC is deeply committed to the revitalization and improvement of our community's public health, safety, welfare and quality of life. The board supports the efforts that facilitate the revitalization and reuse of community properties.
- **Florida Department of Health** - Serves the state by promoting, protecting and improving health for all Floridians. The Department of Health will provide health information as needed for monitoring within the targeted brownfield area.

- **Florida's Great Northwest (FGNW)** - FGNW is the regional economic development organization representing the 16-county "Panhandle" region of Northwest Florida. The goal of FGNW is to market and brand Northwest Florida as a globally competitive location for business. FGNW is in support of the City's efforts to secure brownfield funding and will gladly offer their help as needed by the City of Pensacola.
- **Three Rivers RC&D Council, Inc.** - Three Rivers is composed of representatives from the Perdido Bay Tribe of Southeastern Lower Muscogee Creek Indians, Soil and Water Conservation Districts and three Florida counties that are members-at-large that include Escambia. Three Rivers strongly supports the City of Pensacola in its securing of brownfield funding for reuse of the properties for the community.
- **University of West Florida Office of Economic Development and Engagement (UWFOEDE)** – UWFOEDE's purpose is to enable and assist sustainable private sector growth, regional economic development, and coordinate UWF's economic outreach to meet the current and emerging needs of the Northwest Florida economy. UWFOEDE supports the City's efforts to revitalize the brownfield properties and is willing to assist in any way possible.
-

3.c. Partnerships with Community Organizations:

3.c.i. Community Organizations Description and Role. Meeting the needs of the community is one of the primary objectives of the City's mission. This only happens through effective engagement with community organizations, and the City of Pensacola has built a strong network of such organizations, many of which are providing support to Pensacola's brownfields program and projects, such as:

- **Pensacola Bay Area Chamber of Commerce** - Pensacola Bay Area Chamber of Commerce is a member organization comprised of over 1,200 businesses in the Pensacola Area. The Pensacola Bay Area Chamber of Commerce has committed to helping draw businesses to locate in the brownfields area.
- **Emerald Coastkeeper, Inc.** - grassroots organization that monitors four main watersheds in the Florida Panhandle. They will and will serve on an advisory committee.
- **Habitat For Humanity** – Is a non-profit organization dedicated to providing affordable housing in an environmentally safe manner. They will help identify potential brownfield properties
- **CareerSource Escarosa:** -Non-profit organization that provides education, job training, and assistance to employers. CareerSource Escarosa is pledging to provide specific training needs for jobs created as a result of this grant and help match employees to employers.
- **Florida Brownfields Association** – The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. The FBA will support Pensacola's efforts by providing information and technical resources to assist the City with their program.
- **Unity in the Family** – Unity in the family is a faith based non-profit organization Unity in the Family, a non-profit community services and training corporation, is presently operating under a formal agreement with Dillard University's Deep South Center for Environmental Justice (DSCEJ) to provide training for individuals in asbestos, lead, construction, and Hazardous Waste Operations and Emergency Response (HAZWOPER). Unity is also has offered to provide community outreach and education on the project's objectives.

3.c.ii. Letters of Commitment: Attached

3.d. Partnership with Workforce Development Programs

The City has established several partnerships to work with the city on providing workforce training and employment opportunities for residents within the targeted area. The University of West Florida provides training for skills necessary to enter the local workforce. In the past, West Florida students have also participated in assisting on EPA Brownfields Assessment Grants by providing GIS data for site inventories. The City is also partnering with Unity in the

Family, a local faith-based organization that has received brownfields workforce training funding. Pensacola is also partnering with Career Source Escarosa for workforce development.

4.0 Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

Numerous potentially contaminated sites, including manufacturing facilities, dry cleaners, and salvage yards, are scattered throughout the City of Pensacola, with a high concentration on the Westside. Reports indicate that 204 hazardous substances releases and more than 1,366 petroleum discharges occurred in the region in 2006 alone. With such close proximity to Pensacola Bay, and pollution migrating into the rivers, bays, and eco-sensitive estuaries and environments, assessment and clean-up is of utmost priority. The shallow, unconfined water table that is present in this coastal community is also highly susceptible to contamination with the high number of brownfield properties. A major environmental benefit from sustainable reuse of existing properties and infrastructure will be the protection of Bayou Chico, Pensacola and Escambia Bays. Run-off from some of the brownfields sites can flow down-gradient into this fragile ecosystem. The environment would benefit through improvements that will be made to existing storm water systems. Through NPDES Phase II storm water permitting, requirements for long-term BMP development and maintenance for all new construction and post-construction will reduce the runoff associated with these sites, and provide for structural development of processes to clean and reduce runoff into water bodies. This will have a positive impact on fish and other aquatic life to the neighboring bodies of water.

Health hazards such as inhalation of petroleum vapors above permissible limits could easily occur, especially to construction workers. Also resulting is potential for further contamination of the water supply. In addition, many of these sites are located within very close proximity to family homes (former Escambia County Utilities Wastewater Treatment Plant) putting sensitive populations at continued, long-term exposure risks. With the Community-wide Brownfields Assessment Grants, the City would have the funds to assess environmental health threats, remove contaminants, and restore quality of life to the people of the community. These actions would jumpstart the economy and help to break the current cycle of oppression gripping the community.

Pensacola has plans in place addressing the *sustainable development and Livability Principles* outlined in Section 1.E. of the 2017 Guidelines for Brownfields Assessment Grants. The City plans on making aesthetic upgrades such as enhancing main corridors with trees, planting, lighting upgrades, bike paths, as well as resurfacing roads and fixing potholes. The creation of new, wide sidewalks and bike paths, and the establishment of new parks, promote healthy exercise, cuts fuel emissions, and works to build a sense of community. In addition, the City would like to use brownfields for infill housing that enhances the aesthetic appeal of the neighborhood and provides a safe, affordable place for residents. Furthermore, building affordable housing at former brownfields versus new developments have significant positive environmental impacts. An EPA report found that with more dense development of eight houses per acre, runoff rates per house decrease by about 74% from one house per acre. Furthermore, a recent report released by Urban Land Institute (ULI) documents that compact urban redevelopment, as an alternative to sprawl, reduces vehicle miles traveled (VMT) by an average of 30%.

4.b. Economic and Community Benefits

In addition to removing environmental threats, great economic benefits are to be expected. As formerly stated, the previous grant received by the City enabled the assessment of 15 of the City's 40 brownfields, or 37.5%. If we are able to assess the 14 budgeted sites that would translate to a total of 72.5% of the City's brownfields being assessed. The City's partnership with University of West Florida will ensure that community residents are able to have access to the new jobs created as a result of this grant. In addition, the State of Florida also links tax incentives to job creation on brownfield sites, and reserves 30% of its Quick Response Training

Program funding for employees of businesses that locate in locally-designated brownfield areas. Furthermore, since the target area is in a highly urbanized portion of the City, infrastructure is already in place. According to research by the Center for Neighborhood Technology, infrastructure costs per unit are between five and 10 times higher at greenfields sites compared to brownfields. This represents a two-fold benefit: significant cost savings to the redeveloper and preservation of the City's greenspace. In fact, studies have shown for every one acre of brownfields redeveloped, 4.5 acres of greenspace are saved. (George Washington University, 2001) Just the five priority sites represent 22 acres. If those five priority sites are redeveloped, that has the potential to save 99 acres of greenspace from being developed.

Job creation will serve as the primary economic benefit realized by redeveloping brownfields in the target community. Following are key potentials for job creation. Redevelopment of brownfield sites, such as the planned redevelopment into an afterschool tutoring program, will provide additional educational assistance to youth in the community. New, affordable housing will serve the needs of this impoverished portion of the City. Expansion of Baptist Health Care developing 6 acres in the target area will work with this grant funding to raise property values, increasing tax revenues and provide incentive for more developers to redevelopment in Westside.

Also of importance to the community is preserving its unique historical significance. Awarding of this grant will give the City the much needed tools to continue to remove health and environmental threats while providing the needed "jumpstart" to continue in carefully rebuilding the community. With the community being rid of the negative impacts associated with the City's brownfields through receipt of this grant, the doors will be unlocked for purchase and reuse of properties, and a means to achieve Westside's vision will be provided. Improvements such as these will certainly have a positive impact within the urban core and help restore a sense of pride in the community.

5.0 Programmatic Capability and Past Performance

5.a. Audit Findings Pensacola has no adverse audit findings. The City has successfully managed all Federal, State and local funds entrusted to them. Pensacola has had no findings of improper grant administration. All reports have been completed timely, all performance and financial audit requirements have been met, and all grant closeouts have been completed within established grant schedules and guidelines. The City was awarded a Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report for the fiscal year ending September 30, 2015. The Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government financial reports.

5.b. Programmatic Capability

Pensacola already has staff that is highly experienced in managing EPA Community-wide Assessment grants. Mr. Keith Wilkins serves as the Assistant City Administrator over Policy Development and Evaluation and has been designated by the City to manage the grant. Mr. Wilkins is a 1979 graduate of the Environmental Studies Program at the University of West Florida. He previously served as the Escambia County Director of Natural Resources Management and Community Development for 17 years, where he oversaw many grants such as several EPA Community-wide Assessment Grants. His responsibilities there included protection and restoration of our natural and built environments. This included water quality, land management, coastal and marine resources, natural resource conservation, mosquito control, extension services, housing and community redevelopment. He has 35 years' experience working in business management, public administration and natural resource management. Mr. Wilkins is the immediate past President of the Florida Local Environmental Resource Agencies and served on the Florida Department of Health Building Resilience Against Climate Effects, Technical Advisory Group. In addition to having extremely capable staff, we have established several beneficial partnerships such as the FDEP.

Should Mr. Wilkins leave his current position prior to completion of the grant, Ms. Rebecca Ferguson has been selected as an alternate of that position. Ms. Ferguson is an Economic Policy Coordinator with the City of Pensacola and has already assisted in the management of Pensacola's first assessment grant. This executive staff position leads mayoral initiatives, assists in the development of strategic economic development priorities, and includes brownfields program management and incorporating sustainable best practices and policies into City programs. Ms. Ferguson is a graduate of Loyola University and possesses immeasurable experience as a Situation Unit Leader during the BP Oil Spill environmental disaster. She also served as Project Manager for the Mississippi Development Authority.

The City of Pensacola staff are professionals at what they do, and have an extensive track record of success. Pensacola also has ample resources to manage this grant in the unlikely event of staff turnover. With a pool of over 100 professionals, the City of Pensacola is committed to ensuring proper management of the assessment grant funds from initial award to the completion of the project.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Pensacola plans to submit quarterly reports to the EPA and the FDEP within 30 days of the end of each federal fiscal quarter in order to track and measure the effectiveness and progress of this project. Project outputs and outputs outcomes will be documented and reported in each quarterly progress report and updated into the ACRES database. ACRES updates will correspond with all major project milestones, as detailed in the project outline. The City will also hold a kick-off meeting with our project teams, consultants, EPA, and state partners, stakeholders, and the community and will distribute a timeline, review responsibilities and partnership roles, and explain the modes of communication that will be utilized between the community and stakeholders during the project life, as well as establish the location for the document repository. Progress will be evaluated based on what work that has been completed to date, and where that correlates with the project timeline. If there is a discrepancy between the two, corrective measures will be taken to ensure the project remains on schedule.

5.d. Past Performance

The City has previously received an EPA Community-wide Assessment Grant. The grant was closed out in September, 2016 and was very successful. All of the \$400,000 awarded to the City was expended and with the funds, 21 Phase I ESAs, six Phase II ESAs, and one ABCA were conducted. Pensacola projected completion of 18 Phase I Environmental Site Assessments (ESAs) and eight Phase II ESAs. From the initial site inventory and additional input from local property owners, commercial real estate professionals, Chamber of Commerce personnel, and the City, a total of 48 sites were evaluated and prioritized. The ABCA was completed at Pensacola's Maritime Park. The completion of the Phase I and II ESA, and the ABCA has allowed the site to progress towards cleanup and will be developed by the City into a full marina. Several properties were successfully sold as a result of the brownfields funding. The purchaser of the property located at 12th and Grand Street has plans of redeveloping the site into an Alzheimer's Medical Clinic. Another purchaser of the property located at 1614 West Garden Street has plans of redeveloping the site into office/retail space.

A news article entitled, "Pensacola's Westside Transformation" sums up the impact this grant had on this area: "there are new community centers, such as the \$3 million Theophalis May Neighborhood Resource Center which opened in 2014 at Legion Field. Affordable housing, such as Morris Court, has undergone renovations." While there is still more work to be done, the previous grant definitely impacted the Westside in a real and tangible way.

CITY OF PENSACOLA, FLORIDA

THRESHOLD CRITERIA

1. Applicant Eligibility: The grant applicant is the City of Pensacola, Escambia County, Florida. The City is eligible as a grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CFR Part 31.

2. Community Involvement:

Pensacola already has a plan in place for involving the community. This plan has been implemented since before the City received their first brownfields grant in 2013. Pensacola has been working with a diverse group of community stakeholders to address redevelopment issues in the City's Westside Community. Pensacola has orchestrated planning meetings, visioning sessions, and brownfields community outreach meetings. After three years of intense planning efforts and initiatives via the Westside Community Redevelopment Area Plan and the Westside Neighborhood Plan, the community has been watching the results of revitalization efforts by the City. The City views the community input to be a significant benefit and resource. With their needs clearly expressed, this community brownfields initiative has been successful so far. In addition, the City of Pensacola has been meeting with key stakeholders to further understand the challenges impacting the region. Through this process, it has been made clear that the brownfield sites have presented significant issues for this struggling community. The plan involves holding community outreach meetings downtown and in the Westside community. Several of these meetings to inform and update the community have already occurred with the latest meeting being held on December 5, 2016.

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Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

596000406

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Pensacola, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

596000406

*** c. Organizational DUNS:**

0731315590000

d. Address:

*** Street1:**

222 West Main Street

Street2:

*** City:**

Pensacola

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

US: 32502

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Rebecca

Middle Name:

*** Last Name:**

Ferguson

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

850-435-1694

Fax Number:

*** Email:**

rferguson@cityofpensacola.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-City Limits Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2017 City of Pensacola Community-wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment**Delete Attachment****View Attachment****17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment**Delete Attachment****View Attachment**

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



December 22, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The City of Ocala, Florida is pleased to submit the attached application to the FY17 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$200,000 for Hazardous Substances and \$100,000 for Petroleum). This grant will greatly enhance the City's efforts to extend previous brownfield revitalization successes to the West Ocala community. West Ocala (9.51 square miles) is a predominantly minority community (African American 54.9%; Hispanic 18.4%), bordered to the west by Interstate 75, Pine Avenue (US441) on the east and bisected by Martin Luther King Jr Avenue. Its location immediately adjacent to these major highways made West Ocala the perfect location for the majority of industrial development that occurred within the City in the latter part of the twentieth century.

Residents of West Ocala once enjoyed a close-knit, vibrant community. Several decades of decline in manufacturing and associated industries, coupled with the broader implications of the Great Recession, rippled through the local economy. At the height of decline (2007-2012), 3,423 jobs were permanently lost in the City; 1,831 of these were located in West Ocala, equating to 41% of the target community's work force population. Plants and businesses closed, jobs were lost and blight ensued. Now, the area has few shopping choices for either consumer goods or groceries. There is also a void of healthcare providers. The community identifies the widening of SR40 and US441 as barriers to both existing shopping opportunities and mobility. Within this low-income area, approximately 48% of the residents do not have access to a vehicle. The USDA identifies the West Ocala community as a food desert, with limited access to fresh grocers. Food insecurity, which affects minority communities at substantially higher rates than the national average is a real struggle here; 21.5% of African-American households and 19.1 % of Hispanic households report they struggled against hunger in 2015, compared with the national average of 12.2%. Few new structures have been built in this neighborhood in recent years. In fact, 78% of the structures within the Targeted Area were built prior to 1978, and are of poor quality.

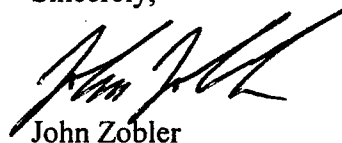
In 2010, the City started a multi-year process to develop a vision plan that will guide the community for the next twenty-five years. The resulting Ocala 2035 Vision Plan identified the need for redevelopment in West Ocala. The West Ocala Community Plan was adopted in 2011 as a community driven, collective effort of community residents, businesses and City staff. In 2015, the West Ocala Community Redevelopment Area (CRA) was created, offering the advantage of tax increment financing as another redevelopment tool and source of funds to solely benefit the target area. The biggest challenge facing redevelopment efforts in West Ocala was identified as the real and perceived contamination of the many abandoned industrial commercial sites - brownfields. This

challenge is evidenced by the current economic rebirth Ocala is experiencing, a rebirth not shared by West Ocala. This application strategically targets the most economically viable of these brownfield properties to capitalize on current growth and development interest opportunities (a new FedEx distribution center opened in August 2016 and an AutoZone distribution center is currently under construction). This project seeks to direct revitalization to the most economically disadvantaged portion of the community, the targeted area of West Ocala, and generate interest in ideally located properties overlooked due to environmental stigmas. Through the proposed project, the City seeks to fund the assessment and cleanup planning of catalytic, community identified brownfield sites within West Ocala. These sites have been identified and prioritized through extensive community engagement and visioning over the last six years, with the goal of expanding brownfield successes realized downtown to the target area, an environmental justice community of critical need.

Required Information	
a. Applicant Information:	City of Ocala 110 SE Watula Avenue Ocala, FL 34471
b. Funding Request:	i. Grant type – Assessment ii. Assessment Type – Community Wide iii. Federal Funds Requested: \$300,000 iv. Contamination: Hazardous Substances \$200,000 and Petroleum \$100,000
c. Location	West Ocala, a 9.51 square mile area within the city of Ocala
d. Property Information	N/A – not site specific
e. Contacts:	i. Project Director: Melanie Gaboardi, Director of Revitalization Strategies 201 SE 3 rd Street, 2 nd Floor Ocala, FL 34471 ii. Highest Elected Official: Brent R. Malever, President, City of Ocala City Council 110 S.E. Watula Avenue Ocala, FL 34471
f. Population:	i. General Population of jurisdiction is 59,618. ii. Non municipal Population - N/A. iii. Affirmation of “Persistent Poverty” – N/A
g. Regional Priorities Form/ Other Factors Checklist:	Attached to Cover letter
h. Letter from State Environmental Authority:	Attached to Cover letter

The City of Ocala appreciates the opportunity to apply for FY17 EPA Brownfields Community-wide Assessment Grant funding, and hopes to build upon previous brownfield success, extending economic and social revitalization to the West Ocala community. If you have any questions, please do not hesitate to contact us.

Sincerely,



John Zobler
City Manager



1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions. The City of Ocala sits at the confluence of five major roadways (I-75, SR40, US27, US441, and SR200) in north central Florida and encompasses some 45 square miles. A mix of urbanized commercial, suburban and rural county, the city is home to a bustling downtown and several large manufacturing and distribution centers. The more rural areas of the county support a \$2.6 billion equine industry with internationally recognized events; livestock farms; the Ocala National Forest; and the first-magnitude, once-pristine Silver Springs. Incorporated in 1868, Ocala was a major city, due to its central location and service provided by multiple railways. From the 1930's to the 1960's, US 441/301 was the only main road connecting the northeastern US with south Florida, creating a gas and service station corridor through Ocala. Many such facilities were abandoned prior to the implementation of USEPA closure requirements. Early industrial endeavors in the community included lumber, cigar making, meat and citrus packing, fertilizer production, farm supplies and railway depots. CSX transportation still carries much of the southeastern US rail traffic through the city. By the later part of the 20th century, Florida was one of the fastest growing states in the nation. The demand for goods skyrocketed, and the interstate and turnpike systems were introduced. The City is in striking distance of every major city in the state. I-75 is located through Ocala with the Florida Turnpike just to the south. This enhanced accessibility brought new industries to the community, including vehicle assembly and customization, parts manufacturing, waste recycling, food production, fuel depots and distribution centers. Location adjacent to these major highways made West Ocala the perfect location for the industrial development occurring in this period. **West Ocala (9.51 square miles) is the target area of this application.** A predominantly minority community (African American 54.9%; Hispanic 18.4%), West Ocala is bordered to the west by Interstate 75, Pine Avenue (US441) on the east and bisected by Martin Luther King Jr Avenue. It is located within and around the industrial and manufacturing district described above.

Residents of West Ocala once enjoyed a close-knit, vibrant community, complemented by abundant living wage employment opportunities, local businesses and gathering places. Several decades of decline in manufacturing and associated industries, coupled with the broader implications of the Great Recession, sent ripple effects through the local economy. At the height of decline (2007-2012), 3,423 jobs were permanently lost in the City; 1,831 of these were located in West Ocala, which equates to 41% of the target community's workforce population (<http://www.floridajobs.org>). Plants and businesses closed, jobs were lost and blight ensued. Now, the area has few shopping choices for either consumer goods or groceries. There is also a void of healthcare providers. The community identifies the widening of SR40 and US441 as barriers to both existing shopping opportunities and mobility. Within this low-income area, approximately 48% of the residents have no access to a vehicle. The USDA identifies the West Ocala community as a food desert, with limited access to fresh food grocers. Food insecurity, which affects minority communities at substantially higher rates than the national average is a real struggle here; 21.5% of African-American households and 19.1 % of Hispanic households report they struggled against hunger in 2015, compared with the national average of 12.2% (USDA; <http://frac.org/reports-and-resources>). Few new structures have been built in this neighborhood in recent years. In fact, 78% of the structures within the Targeted Area were built prior to 1978, and are of poor quality, raising concerns about asbestos and lead paint. Many structures are so deteriorated, demolition will be necessary. Additionally, studies by the Saint Johns River Water Management District (SJRWMD) have found that groundwater infiltration and surface water runoff from the City are impacting nearby Silver Springs. Much of the impact can be attributed to water infiltrating into the limestone of the Floridan Aquifer, just a few feet beneath the surface. The increase of contaminants has catastrophically degraded Silver Springs over the past 40 years.

In 2010, the City began a public process to develop a vision that guides the community for the next 25 years. The resulting Ocala 2035 Vision Plan identified the need for redevelopment in West Ocala. The West Ocala Community Plan was adopted in 2011 as a community-driven, collective effort of community residents, businesses and City staff. In 2015, the West Ocala Community Redevelopment Area (CRA) was



created, offering tax increment financing as another redevelopment tool and source of funds to solely benefit the target area. The biggest challenge facing redevelopment efforts in West Ocala is the real and perceived contamination of the many abandoned industrial commercial sites - brownfields. The challenge is evidenced by the current economic rebirth Ocala is experiencing, a rebirth not experienced by West Ocala. This application strategically targets the most economically viable of these brownfield properties to capitalize on current growth and development interest opportunities (a FedEx distribution center opened August 2016 and an AutoZone distribution center is currently under construction). This project seeks to direct revitalization to the most economically disadvantaged portion of the community, the targeted area of West Ocala, and generate interest in ideally located properties overlooked due to environmental stigmas. Through the proposed project, the City seeks to fund assessment and cleanup planning of catalytic, community identified brownfield sites within West Ocala. These sites have been identified and prioritized through extensive community engagement and visioning over the last six years, with the goal of expanding brownfield successes realized downtown to the target area, an environmental justice community of critical need.

ii. Demographic Information and Indicators of Need. West Ocala is a racially diverse community, as evidenced by the table below. Historically, the target area was home to a predominantly African American population. However, over time the area has seen a steady influx of Hispanic residents. Data on Hispanic growth trends suggest many have transitioned from seasonal labor in Florida's extensive agriculture industry to permanent residency (www.pewhispanic.org). Current demographics for the target area demonstrate the gripping poverty that exists here. In the target area, 54.6% of residents live at or below federal poverty levels with median and per capita incomes less than half of state/national averages. Lower educational attainment is both a symptom and a contributor to the plight of the target community, with nearly 30% of adults without a high school diploma. Public assistance is provided to over 50% of the population and unemployment is epidemic, 400% higher in West Ocala than the nation.

	West Ocala	City of Ocala	Florida	USA
Population	14,599	59,618	19,361,792	314,107,084
Unemployment	21.0%	7.4%	6.5%	5.0%
Poverty Rate	54.6%	21.3%	16.7%	15.6%
Minority	73.3%	39.6%	43.4%	37.2%
Median HH Income	\$24,832	\$37,422	\$47,212	\$53,482
African-American	54.9%	21.3%	16.1%	39,167,010 (12.6%)
Hispanic	18.4%	12.5%	23.3%	51,786,591 (16.6%)
Public Assistance/SNAP	54.6%	21.1%	14.3%	14.9%
Per Capita Income	\$13,549	\$22,399	\$26,499	\$28,155
Children	34.7%	31.2%	20.8%	73,877,478 (23.7%)
Female	54.3%	51.5%	51.1%	158,289,182 (50.8%)
No H.S. Diploma 25+	29.3%	14%	13.5%	14.0%
Free/Reduced Lunch Rate	86%	67.9%	58.5%	53.1%

Source: US Census, American Community Survey, 2010-2015 (accessed October 2016), Unemployment data <http://www.bls.gov>

iii. Brownfields and Their Impacts. Brownfields in West Ocala are primarily located along the major trucking corridors of I-75, SR200, SR40 and US441 and the multiple rail lines that crisscross the target area. A community-driven inventory of brownfield properties within West Ocala has been digitized in the City's Brownfield Information System (OBIS), a GIS based catalogue, which includes 45 brownfield sites in the target area. The perceived environmental impacts of these sites are contaminants generated from past operations and building materials used in their construction such as asbestos containing materials (ACM) and lead based paints (LBP). Environmental contaminants of concern include petroleum hydrocarbons, arsenic, creosote, pentachlorophenol, formaldehyde, phenols, PCBs, metals, chlorinated solvents, ammonia, nitrates, ethylene glycol and chlorine. Contaminants originated from a myriad of industrial and manufacturing uses that historically operated within the target community, including lumber, cigar making,



meat and citrus processing and packing plants, fertilizer production, farm supply and railway depots, vehicle assembly and customization, parts manufacturing, waste recycling, food production, and fuel depots. The greatest community concerns with these brownfields are (1) ensuring identification, reduction and elimination of exposures to these properties and the adverse health and physical conditions to which they contribute, (2) proactively communicating program activities and allaying health concerns with the City's most at-risk populations, and whose locations coincide with the greatest density of brownfield sites, and (3) facilitating reuse of these underutilized properties in alignment with the Ocala 2035 Vision Plan, West Ocala Community Plan and Comprehensive Plan.

As was common in mid-century industrial development, workforce housing was built adjacent to plants and factories. Although in very poor condition, much of this housing is still in use; a serious health and safety concern. As a result, nearly all brownfield sites targeted by this application are immediately next door to low income, minority residences, including subsidized housing units, mobile home parks and aging, and small single family homes in varying stages of disrepair. Additionally, several schools and parks are within a short walk from some of these sites. Larger sites which are an impediment to pedestrians in the community are often traversed as a method of short cut. Vagrancy and trespassing are issues on several of the sites identified below.

Through extensive community engagement and input accomplished through the development of the West Ocala Community Plan, Brownfield Revitalization was identified as a top priority and guides this application. The following sites have been ranked by the West Ocala community as the greatest priority; catalytic sites with the most potential to effect true revitalization in the community. **Site 1:** Abandoned hotel with gas/service station outparcel located at SR40/I-75 immediately on the interstate exchange. The hotel closed in 2009 and 100 jobs were lost. The gas station closed in 2009 and 4 jobs were lost. The combined site encompasses 8.97 acres and includes a package wastewater treatment plant. Potential contaminants: petroleum, solvents, acids; automotive wastes ACM, LBP. Currently, the hotel property is in foreclosure proceedings with the City. Site access has been acquired. Vagrancy, trespassing and crime have been issues at the site, which is next door to a motel and mobile home park with weekly rentals, known to attract transients. **Site 2:** Former Royal Oak Charcoal plant, which closed in 2006 after many years of decline. At closure, 43 jobs were lost. The site encompasses 24.28 acres. Site access has been acquired. Immediately next door to the shuttered plant is Phoenix Heights (see site 3) and across the street is an income-restricted, subsidized apartment complex. Additionally, this property is in close proximity to Howard Middle School and the well-used Lillian Bryant public park. The City is currently conducting due diligence on the site, and has financed a Phase I ESA with plans to acquire the property through deed transfer. Contaminants of concern: years of operation and poor air emissions control technology (ATSDR 2007 report) have potentially impacted the site and surrounding residential areas with airborne deposits of heavy metals and Polynuclear aromatic hydrocarbons. The facility itself likely contains wood preservatives; creosote, pentachlorophenol, arsenic, ACM, LBP. **Site 3:** Phoenix Heights (former workforce housing for Royal Oak facility, still occupied). Airborne deposition of heavy metals and PAH contamination from Royal Oak facility is suspected. ACM and LBP are also suspected based on age (1957) of structures, as well as septic tanks. **Site 4:** A tire and auto salvage yard on 27th Avenue that has been in continuous operation for over twenty years. This non-conforming use is unpermitted. The 25.79 acre site contained several hundred discarded tires as well as ongoing auto salvage operations. Immediate concern is potential breeding areas for Zika Virus, and impacts to groundwater and potential air emissions. Immediately next door to a daycare center with 60 children in attendance daily, proximal exposure to sensitive populations is a serious worry. Contaminants of concern include petroleum products, PCBs, solvents, acids, and heavy metals. **Site 5:** Vacant Industrial office park on SR40 adjacent to active distribution centers. The offices within have been empty for over a decade. It is located at a highly accessible intersection along a major transit line. This proximity to residents and transit presents an excellent opportunity for adaptive reuse as a professional medical office campus. Based on the age of the structure and year built (1970's), potential contaminants will likely include ACM and LBP. **Site 6:** Vacant Parcel (23.74 acres) fronting SR40. Unknown historical



uses and contaminants, but abutting a myriad of historical commercial and industrial uses (including dry cleaners, fabrication facilities, gas stations), where off site contaminant migration is likely. Located along a major transit route and highly accessible, the end use proposed includes a grocery anchored shopping center. Both Sites 5 and 6 are located on a main bus route and would provide easy accessibility in an area of need.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts. The demographics data presented in 1.a.ii above show the targeted area of West Ocala is challenged by gripping poverty and sky high unemployment. Brownfield sites play a significant role in these challenges and have negatively impacted the welfare of residents through job losses, high vacancy rates, increased crime, and perhaps most significantly, ensuing blight and disinvestment, facilitated by a perceived and real risk of contaminated properties. As the economic engines that provided abundant employment at living wages shut their doors, local businesses closed. Vacancy rates swelled and blight took hold. Many residents moved on, leaving behind those without the means to relocate. Without a viable local population, goods and services, such as healthy foods and healthcare became inaccessible to many West Ocala residents (48% do not have access to a vehicle). Limited access to healthy foods is a significant issue within West Ocala and the community is identified by USDA as a food desert. The success of a recently installed community garden in West Ocala underscores the need. With the help of several City employees and volunteers, the garden opened in January 2015 with 25 beds. By September 2016, 50 beds were added. All 75 beds have been continuously rented. The target area's lack of access to healthcare and residents' ability to afford it, is documented by data from the US Health Resource and Services Administration (HRSA). The community is designated as Medically Underserved Areas/Population (MUA/P) by HRSA based upon its lack of health care providers (primary care, mental health, and dental), high infant mortality rates, and high poverty rates. **West Ocala ranks as underserved in every category of medical service provision AND by every qualifier that HRSA measures.** Blight resulting from brownfields in the target community perpetuates social and economic struggles.

Brownfield sites also serve as attractive nuisances, presenting safety concerns. Children are drawn to explore and play at abandoned facilities. Homeless and transient persons are known to seek shelter in the abandoned buildings, providing an unwanted haven for illicit activities. Arson, vagrancy, trespassing, illegal drugs, prostitution and vandalism are all issues at the brownfield sites in the target area. According to 2015 City police data, crime in West Ocala accounts for 32.2% of all crime in the City, although the target area contains less than 20% of the City's population. This presents tremendous risk to public health and safety, not just from potential exposure from contaminants known or believed to be present, but also due to the dilapidated conditions of the structures involved. The combination of these impacts have negatively contributed to the general welfare of West Ocala residents.

ii. Cumulative Environmental Issues. West Ocala is subject to a number of cumulative environmental issues in addition to the presence of brownfields. The excessive noise and physical hazards of several major highways (I-75, SR40, US27, US441 and SR200) and active rail lines present an air quality issue to adjacent residences, schools, and parks within the target area. Storm water retention areas in the target community which serve to capture run off from the highways mentioned are abundant in West Ocala and, in addition to the contaminants they may harbor, a new threat has developed. These ponds provide a breeding ground for mosquitos that may carry Zika virus, which was introduced to Florida earlier this year. This virus is an incredible risk to sensitive populations within the target area, as in-utero complications from the illness are severe, and may appear months after a birth. In addition, West Ocala encompasses an asphalt batching plant, a recycling facility, former charcoal plant, several large former manufacturing facilities, and remnant rail spurs. The target area is also affected by Resource Conservation and Recovery Act (RCRA) Generators: an extensive community-wide list of former dry cleaners, confirmed or suspected Leaking Underground Storage Tank (LUST) facilities, and a significant number of historic gas stations.

Environmentally, the target area is particularly susceptible to environmental and human impacts of contaminants. All of Florida is underlain by porous limestone rock which holds the water supply for most



communities. Any surface pollutants eventually find their way into the water supply. All of Ocala east of I-75 is located within the Silver Springs spring shed, which is an ecologically sensitive receptor to potential runoff from brownfields in the area. Aquifer sensitivity in an area of abandoned industrial sites creates serious concern for environmental and public health hazards, the related reluctance for development, and a downward spiraling of the community with respect to new investments that would bring shopping and other opportunities. The environmental justice legacy and other practices have led to disinvestment, population decline, and migration of commercial activities.

iii. Cumulative Public Health Impacts. While the full impact of brownfields within West Ocala is unknown, health statistics for Marion County indicate a prevalence of certain illnesses and sensitivities that are both associated with and exacerbated by exposure to environmental contaminants. Proximity of idle industrial sites to residences, as discussed in 1.a.iii above is, in many cases, immediately next door and is a considerable concern. The risk of exposure to residents is dramatically increased by the immediate adjacency. Exposure of contaminants through air, soil and groundwater is a very real danger, particularly since private, unsecured wells are still very common in this area. A statewide comparative assessment of health risks revealed that Marion County experiences significantly higher rates of lung, colorectal, prostate and breast cancers than the state and national averages (<http://wellflorida.org/data-reports/marion-county-data>). Additionally, the county's ranking of 49 in health outcomes positions it at the bottom 20% of all Florida counties. Asthma rates in the County are 12.8%, compared to 8.3% statewide and 8.4% nationwide (www.floridacharts.com). Chronic respiratory disease death rates per 100,000 persons are also higher than state rates (52.7; 39.9) What's more, current research by the Florida Department of Health indicates asthma rates are highest for impoverished households – a sad reality for nearly 50% of the West Ocala population (<http://www.floridahealth.gov/diseases-and-conditions/asthma/documents/asthma-burden2013.pdf>). Low birth rate and babies born with little to no pre-natal care are much more common in West Ocala. Known health effects associated with the contaminants of concern identified in Section 1.a.iii include: cancer, respiratory effects, nervous system damage, organ failure/damage (Liver, Kidney), blood disorders, and skin irritations/conditions (*Agency for Toxic Substances & Disease Registry*).

The identified sites and other brownfields have not been assessed and represent threats to the environment, health and welfare of residents. Statistics per Target Area are not currently available, but health benefits from activities supported by the grant will include evaluating affected residents' proximity to contaminated sites and determining impact patterns to West Ocala's sensitive populations. The proximity and increased access to these uncontrolled and contaminated sites puts the Target Area's sensitive populations (low-income, minorities, children and elderly) at higher risk of detrimental health effects. These population groups are even more susceptible to the effects of contaminants due to poor nutrition and decreased access to healthcare resulting from economic disadvantage.

As discussed above, West Ocala's brownfields are interspersed within residential areas. Historically, workforce housing was built adjacent to or near the factories and plants they served. Consequently, parks, schools and homes are in immediate proximity to the sites this application seeks to assess. Associated contaminants present a threat to human health through direct contact, ingestion of contaminants or exposure to airborne particulates and volatile compounds. The migration of contaminants from brownfields via storm water runoff and groundwater also poses a threat to the City's water resources, as the groundwater table is shallow and the source of water. The Assessment Grant will enable the City to address environmental justice issues in the poorest section of the community that accompany brownfield sites, including: environmental literacy, access to fresh food grocers, healthcare providers, and enhanced employment opportunities. West Ocala will directly benefit from actions to determine the extent of brownfields contamination; identify ways to control contaminant migration, improve the health of residents, and improve the quality of its natural resources.

c. Financial Need



i. Economic Conditions. The City submits this request for EPA Brownfield funds after seven years of operating a successful brownfield program without the benefit of federal assistance during the worst economic times since the Great Depression. It is at the exhaustion of all locally available funds that the City requests EPA's assistance to promote revitalization efforts in West Ocala. A full account of the \$2,831,434 City funds leveraged in the West Ocala community in support of brownfields redevelopment is detailed in section 2.c. Additionally, the City has employed various revitalization incentive programs in the West Ocala Target Area, such as an Enterprise Zone and an Urban Job Tax Credit Area. The Enterprise Zone program saw success, but was eliminated by the Florida State Legislature on December 31, 2015.

Like the rest of the nation, Ocala was heavily hit by the recession. Central Florida had the 2nd highest foreclosure rates in the nation (bested only by Las Vegas). The city suffered severe job losses in its construction related industries, mortgage service industry, banking, vehicle assembly and customization businesses, and retail sectors. Between 2007 and 2012, the community lost a reported 3,423 jobs impacting just shy of 15% of its workforce at the time. West Ocala lost 1,831 of these, equating to 42.2% of its workforce (<http://www.floridajobs.org>). Unemployment in the city hit a peak of 14.1% in January, 2010 (www.bls.gov). This number does not reflect residents unemployed longer than 12 months, common at the height of the recession. It was truly a desperate situation for many Ocala families.

The City's budget has contracted over \$43,737,917 (11%) over five years despite a recovering economy and numerous new developments. The total FY2010 City budget was \$400,766,294; the total FY15 City budget was \$357,028,377. Industrial decline has further exacerbated the issue, resulting in loss of tax bases and declining property values, aided by decaying structures that depress the real estate market. The City is capitalizing all available local funds to counteract these forces and has used state programs to maximize leveraged local dollars, including Tax Increment Financing (TIF) incentives through the creation of a West Ocala Community Redevelopment Area (CRA) in 2015. Statutorily enabled by the Florida Redevelopment Act (Chapter 365, F.S.), TIF funds collect the increment of increased value over a set period of time and capture tax revenues to be used solely within the prescribed redevelopment area. Several years from now, this fund will provide an excellent pool of funds to supplement brownfield redevelopment efforts, however the process will take time. As the City awaits the availability of additional brownfield assessment and cleanup funds, the EPA funding would provide an immediate path forward and an opportunity to capitalize on the current growth. Funding from this CRA will concentrate redevelopment efforts on the corridors in West Ocala, as well as parts of the Brownfield Expansion Area.

ii. Economic Effects of Brownfields. In West Ocala (target area), brownfields are both a product of and a contributor to economic decline. Vacant and underutilized commercial properties, deteriorating housing stock and poorly maintained properties include sites that are contaminated or are perceived to be contaminated. This deters investment and contributes to an overall atmosphere of blight. The community becomes depressed both in economic value and spirit. West Ocala residents face chronic economic distress; recent economic downturns have left behind abandoned and uncharacterized brownfields, threatening the health and welfare of the population, hampering economic growth, and decreasing tax revenue. Incomes and property values have declined with job loss and plant closures, while unemployment, poverty and crime have risen. Due to their economic circumstances, most of these residents do not possess the mobility or tools needed to elevate and insulate themselves from the combined effects of economic depression and poor environmental and health conditions.

Lagging property values and high vacancy rates in West Ocala have contributed to the contraction of the City budget; \$43,737,917 (11%) over five years despite a recovering economy. Job losses directly associated with brownfield sites identified in West Ocala equate to 1,831 from 2007-2012. Crime rates within West Ocala are another byproduct of blight, disinvestment and poverty associated with brownfields and a loss of economic opportunity. In 2015, crime in West Ocala accounted for 32.2% of citywide offenses, while the population is just 20% of the city. The average cost per officer man hour (according to police data) is \$38 an hour. The Ocala Fire Department reported 65 fires in the six month period preceding this application for total losses of \$1,653,640. The current economic conditions have resulted in job losses, a



disproportionate gap in minority-resident incomes, increased poverty, elevated costs to provide fire and police services, reduced tax revenues (from brownfields with delinquent tax bills and from ensuing blight which has drained residual values) and a strained municipal budget. These economic conditions drain local resources, leaving little to address brownfields.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans. Ocala is requesting \$200,000 in brownfields hazardous substance assessment funding and \$100,000 in petroleum assessment funding from the US EPA to address additional assessment activities within the targeted area of West Ocala. **The proposed project was initiated from and directly aligns with recently updated community revitalization plans;** the Ocala 2035 Vision Plan, West Ocala Community Plan, City of Ocala Comprehensive Plan, Future Land Use Map and Economic Development Plan. The Ocala 2035 Vision Plan identified the need for brownfield revitalization within the target area through extensive community engagement in 2010. The brownfield program is specifically identified as a priority in the Economic Development Plan, adopted on October 15, 2013. The City adopted a West Ocala Community Redevelopment Area Plan in 2015 to provide a funding mechanism for infrastructure improvements, although it will take some time to realize any significant monies from that program. In 2013, the City revised its Future Land Use categories to better accommodate adaptive reuse of properties in need of revitalization. The new categories allow for more mixed use, higher intensities, higher densities and flexibility for new development and redevelopment. Mixed uses are permitted in all categories in varying degrees. For example, Royal Oak & Phoenix Heights (Sites 2 and 3), known for actual and perceived contamination, are located within the Medium Intensity land use category, with public transit lines and schools nearby. The ideal development scenario would be a Main Street mixed use concept with retail uses on first floors of buildings and office or residential uses on upper floors. The pedestrian realm would be comfortably walkable, with public gathering and green spaces sprinkled throughout. Site 1, currently a vacant, abandoned gas station and hotel, has a Future Land Use of Employment Center. Its location would make it suitable for a mixed use retail and office center, or a modern conference hotel. The Smallwood Junkyard (Site 4) also has Employment Center land use, but its location is better suited to a workforce housing mix of smaller single family units, multifamily units and residential support business uses along the major street. The assessment and cleanup of brownfields within West Ocala will further the goals and priorities of these plans and programs. **These projects support redevelopment strategies that incorporate equitable development (benefiting ALL Ocala residents), and sustainable practice/livability principles (through infrastructure reuse, protection of natural resources, reductions to reliance on vehicular use and creation of walkable communities).**

ii. Timing and Implementation. Timing and implementation of the key activities for the proposed project are outlined below to demonstrate the City's capacity to expend all grant funding within the three year project period. Additionally, we have identified the responsible person(s) for implementing and completing each of the project activities. **(a) Contractor procurement.** The City plans to prepare for a contractor RFQ in January 2017 prior to notification of grant awards. Because the City's RFQ process typically takes 30 days, the City has elected to advance these efforts and save project period time. Contractor procurement will be completed in full compliance with state and federal guidelines 2 C.F.R. 200 and EPA's rule 2 C.F.R. 1500. Internal steps and approvals required will include competitive bid processes. **(b) Site inventory, identification, and prioritization/selection process.** West Ocala worked with City staff as a community to inventory 45 brownfield sites in the target area in the City's GIS based OBIS program. The site selection and prioritization process considered the ability of sites to meet EPA Eligibility Criteria, allow for Site Access, exhibit potential for timely progress, provide for economic development (Job Creation & Taxable returns), meet Affordable Housing, Social Needs and Health Care goals, create Open Space/Green Space, include Green Infrastructure (Habitat Restoration, Storm water Enhancements and Watershed Protection),



include Sustainable Development and Smart Growth principles (Renewable Energy, LEED Development, Mixed-Use Development, Transportation Oriented Development), and represent Community Driven Projects (Community Based Organizations) within this Environmental Justice Community. **(c) Site access.** In order to maximize the three year timeframe of the grant period, the Brownfields Advisory Committee has solicited access to several possibly contaminated sites as part of its preliminary site selection process. This will allow for assessment work to begin immediately after award and work planning is complete. While initial sites are assessed, the City will solicit site access for other prioritized properties that are privately owned. To facilitate access, property owners will be provided information on the benefits of participation in the assessment program and will be individually invited to community/public meetings. Legal mechanisms are also available.

b. Task Descriptions and Budget Table

Time from Award		Actions	Responsible Parties
Pre-award	<i>Pre-Award Activities</i>		
	January 2017	Issue RFP for Environmental Consultant. (60 day bid process)	City Staff
	April 2017	Brownfields 101 Workshop by West Ocala Brownfield Advisory Board	City Staff
0-6 months	<---2 months	Workplan Completion < 60 days after award date	City Staff
	0-6 months & ongoing	Prepare Quarterly Report submissions; Plan & conduct community involvement activities. Conduct first of six (6) public meetings/public events.	City Staff, Adv. Board, CBO Partners, Public – ALL
	3-6 months	Site Selection Priority Process established and implemented	ALL
Years 1 & 2	4-9 months	Phase I activities initiated on high priority sites	City Staff, Consultant
	4-9 months	ACRES forms completed within 30 days of site ID	City Staff, Consultant
	4-9 months	Develop generic QAPP and written Community Involvement Plan	City Staff, Consultant, Advisory Board
	Quarter 2	QAPP and SAP submitted to EPA/State for approval (EPA/State review 4 weeks)	City Staff, Consultant
	Quarterly	Assess to ensure on target to meet established year end goals; if not inform EPA-PO	City Staff, Consultant, Advisory Board
	Quarterly	Phase I reports are being finalized/ACRES forms are being updated; Update local officials	City Staff, Consultant
	9-15 months	Phase II is initiated	City Staff, Consultant
	Ongoing	Phase II reports are being finalized/ ACRES forms updated	City Staff, Consultant
	Ongoing	Phase I planning to Phase II initiation cycle for community-wide grants repeats Year One	ALL
	16-24 months	(Continuing) Sampling & Analysis Plans (SAPs) submitted to EPA/State for each property	City Staff, Consultant
	Ongoing & beyond	Begin clean-up planning (ABCA) on sites where cleanup funds may be desired; Submit to EPA /State for review/comment; Begin securing/seeking financial support for cleanup	ALL
Year 3	25-34 months	Final expenditures to be made; Final activities completed; Ensure all final data and input for reports are collected; ACRES input finalized	City Staff, Consultant
	34-36 months	Closeout	City Staff



i. Task Descriptions

TASK 1 – Assessment includes the following contractual costs for Environmental Site Assessment activities (ESAs) at selected sites: 12 ASTM-AAI compliant Phase I's @ \$3,250 each for a total of \$39,000; 1 Generic Quality Assurance Plan (QAPP) @ \$4,500; 6 SS-QAPPs @ \$3,000 each for a total of \$18,000; 6 Phase II's @ an average cost of \$24,750 each for a total of \$148,500. Task 1 total: \$210,000 (\$140,000 hazardous substances; \$70,000 petroleum). Cost estimates are based on research conducted in preparation for this proposal. Phase II ESA cost will vary due to the size, complexity and contaminants. Phase I/II funds may be used for Asbestos and Lead Based Paint surveys on brownfields properties. All listed costs are contractual expenses. Time and effort of City staff is considered in-kind leveraged services.

TASK 2 – Remediation/Reuse Planning includes the development of site appropriate remediation/reuse plans to reduce risks to health & environment for selected sites in consideration of community vision & goals. Six (6) Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans @ \$6,500 each in contractual services for a total of \$39,000 (\$26,000 hazardous substances; \$13,000 petroleum).

TASK 3 – Outreach includes the creation of a West Ocala Community Involvement Plan (\$4,000 contractual services); \$8,000 in travel funds to supplement travel funds from other sources for 2 staff members to attend national/regional brownfields-related training conferences and workshops; and, \$18,000 in contractual service to host 6 outreach events, which will include community-wide meetings and focus groups (\$3,000 per event). Total Task 3 - \$30,000. (\$20,000 hazardous substances; \$10,000 petroleum)

TASK 4 – Programmatic Support City staff will directly oversee grant implementation and administration with contractual support to ensure compliance with EPA cooperative agreement terms & conditions. Staff will track program progress, complete EPA quarterly reports, MBE/WBE forms, & update EPA ACRES database. Total Task 4 – \$21,000 for contractual services for programmatic support (\$14,000 hazardous substances; \$7,000 petroleum).

ii. Budget Table

	TASK 1 Phase I/II Assessments	TASK 2 Cleanup Plan/ABCA	TASK 3 Outreach	TASK 4 Programmatic Support	Total
Hazardous Substances					
Personnel					
Travel			\$5,000		\$5,000
Supplies					
Contractual	\$140,000	\$26,000	\$15,000	\$14,000	\$195,000
Total (HS)	\$140,000	\$26,000	\$20,000	\$14,000	\$200,000
Petroleum Products					
Personnel					
Travel			\$3,000		\$3,000
Supplies					
Contractual	\$70,000	\$13,000	\$7,000	\$7,000	\$97,000
Total (Pet)	\$70,000	\$13,000	\$10,000	\$7,000	\$100,000

c. Ability to Leverage. Assessment Grant funds are vital for catalyzing brownfield redevelopment because they fund initial site assessment needed to support project feasibility, design, liability management, and remediation planning. However, this redevelopment support alone is rarely sufficient to ensure a successful redevelopment. Human and financial capital in the form of in-kind services, grants, loans, tax abatements and credits, and private investment are equally valuable in making a project economically feasible by paying for additional environmental assessments and remediation, hazardous materials assessment and abatement, demolition, site preparation, and infrastructure upgrades. The City has the staff and qualifications to effectively manage and support brownfield redevelopment as demonstrated through its many years of



proven success, particularly in the arena of leveraging city, state, private and local resources. The Assessment Grant funds will provide the needed stimulus to move West Ocala's brownfield redevelopment program forward, promoting economic growth opportunities as directed by the West Ocala Community Plan, and generate outputs that provide prerequisite levels of environmental assessment for entry into other assessment, cleanup, and site development funding sources. The following existing local, state and federal resources complement the requested assessment funds in stimulating the revitalization of West Ocala: A **\$5 million St. John's Water Management District (SJWMD) grant** was awarded in 2015 (**matched by another \$5 million in local funds**) to assist the City in removing West Ocala residents from private wells and septic systems and onto public water and sewer facilities. To date, 248 septic systems and 75 private wells have been contracted to be taken off line. In both FY2016 and FY217, \$50,000 of locally funded **Business Improvement Program Grants** were provided to West Ocala businesses to improve exterior facades. Significant **CDBG grant funds** have been expended in West Ocala. In 2015, \$501,000 was spent in the targeted community in direct service to 44 households (housing preservation 70%; weatherization 25% and purchase assistance 5%). To improve recreational opportunities within the target area, the City is adding a **Splash Pad at Lillian Bryant Park** (currently under construction adjacent to Site 2). This project leverages **\$390,000 in General Revenue City funds**. In order to prepare the area around the former Royal Oak Charcoal plant (Site 2) for redevelopment, the **City has expended \$67,000** to purchase Phoenix Heights parcels and demolish existing structures.

In addition to the local sources of funding identified above, the City will leverage Florida DEP incentives which include the **Voluntary Cleanup Tax Credit Program** (up to 50% tax credits for cleanup and assessment); **Brownfields Building Materials Sales Tax Refund** (refund of sales tax for overall affordable housing/redevelopment projects); **Brownfields Job Bonus Refund** (\$2,500 tax refund/each new job created); **Brownfields Loan Guarantee Program** (up to 50% loan guarantee for brownfields projects, 75% for brownfield projects with affordable housing component or healthcare); and **Brownfields Liability Protections**. These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects. The project will seek to market these programs as a means of attracting potential developers and investors. These incentives have been successful in encouraging Brownfields cleanup and redevelopment throughout the State. The City's ability to leverage funding is further demonstrated by its success in completing the redevelopment initiatives in the City's Downtown Community Redevelopment Area (CRA). Initiatives in the Downtown CRA have yielded a property value increase of \$48,917,291 between 2005 and 2015.

Please refer to Appendix A for documentation of Ability to Leverage.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan. Ocala benefits from an engaged local community who have provided public input and participation in the guiding initiatives to date, including the Ocala 2035 Visioning Plan and West Ocala Community Plan, which involved extensive discussion and recommendations for brownfield redevelopment. The City will continue its tradition of seeking meaningful input from all members of the target community in its brownfield program and will leverage the resources of its project partners (see section 3.c.) to encourage involvement and outreach/education. The City and its newly formed, eleven member Brownfields Advisory Committee, made up of concerned citizens, professionals and business owners recruited by means of their engagement in current civil and business organizations will lead these efforts. As discussed under project description, the City will prepare a formal Community Involvement Plan (CIP) as a first step in the execution of the proposed project. The CIP will outline planned community engagement activities, schedule, project background, and key players. Drafts will be made available for review by all interested parties. Input will be sought on assessment and cleanup site selection, cleanup alternatives, and reuse planning. The CIP for this project will be compatible with and will be built



on the public involvement in the West Ocala Community Plan. As highlighted in Section 3.a.ii below, the City has established a series of strategies and methods to effect its engagement goals based upon observations/experience of what has worked best and the challenges to expect within the West Ocala target community. The City's goals for its community involvement efforts are to: give the public accessible, accurate, timely and understandable information; ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; reflect community concerns, questions and information needs in program activities and decisions; and respect and fully consider public input throughout the process.

ii. Communicating Progress. Public participation is critical in assuring successful implementation of the brownfields program. The proposed communications strategy is multifaceted, involving property postings/community notification signage, announcements, brochures, public meetings and presentations to community organizations (civic clubs, neighborhood improvement organizations, business associations, with individuals/groups of stakeholders). Community service announcements will be made on the City's website and local public radio stations such as 98.5 WKTK, as well as neighborhood newspapers, *Ocala Star Banner* and local online news outlet, *Ocala Post* (<http://www.ocalapost.com/>). **Website and brownfields links have already been implemented to communicate with the public and to seek input on identifying brownfield sites.** The grant Work Plan and final budget will be posted on the City website and hard copies will be available at City Hall and the Public Library to ensure access for those without a computer, internet technology, or experience. Document availability and solicitation of comments will be announced to the public via the City's website, the media outlets discussed above, and notifications to key community groups identified in Section 3.b. Comments regarding the proposed project and allocation of grant funds will be accepted verbally, via electronic communication (including through the Facebook and LinkedIn pages), in writing, and will be publicly discussed during public meetings. A minimum of six (6) public meetings/events are planned at project milestones including 1) project kick-off; 2) following Work Plan approval; 3) completion of the site inventory; 4) upon completion of Phase I ESAs; 5) upon completion of Phase II ESAs; and 6) at the close of the project. Additional meetings and presentation of project information with organizations and interest groups will be offered throughout grant implementation. The City will provide bilingual printed materials (English/Spanish) and will utilize bilingual staff for translation to the growing Hispanic resident population within West Ocala. The City will continue to evaluate the public involvement activities to ensure communications are appropriate and effective.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority. The City has an existing relationship with and will coordinate with the Florida Department of Environmental Protection (FDEP), both the central office in Tallahassee and the District Office in Orlando. FDEP has been an important and trusted partner in the City's previous brownfield projects. The agency has assisted the City in the past in designating brownfields areas, approving specific brownfields sites for liability protection, and in providing multiple tax incentives intended to encourage redevelopment of environmentally stigmatized properties. FDEP will assist in review and approval of petroleum site eligibility and will provide technical assistance as needed. Developers who plan to conduct cleanup activities will be directed to FDEP's brownfields voluntary cleanup program, which will identify cleanup standards and other requirements and will oversee cleanup activities. The City will also coordinate with FDEP, as it has in the past, to access the FDEP CERCLA 128(a) Site Specific Activities assistance, including limited source removal.

ii. Other Governmental Partnerships. Other governmental partners include the U.S. Department of Housing and Urban Development (HUD), with active CDBG and HOME monies, and the State of Florida, with SHIP funds currently at work to provide safe, quality, affordable housing within West Ocala; Florida DOT, which has planned intersection and roadway improvements on SR40 and MLK Jr. Avenue during the project period; the St. Johns River Water Management District, which is providing \$5M in grant funds (with a \$5 million local match) to take substandard well/septic systems off line and convert to municipal water and waste service citywide (75 wells; 248 septic systems addressed to date); the Marion County Health



Department, which provides immunization services and lead screening for all Marion County residents; the City's Code Enforcement and Planning Boards, which assist with the enforcement of property maintenance, safety codes and updating zoning and land use codes to allow for flexible and adaptive land reuse; and lastly, the City's local police and fire departments which work to secure brownfield properties and ensure safety of residents in the West Ocala target area.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

Community Based Organization	Description	Role
Governor's West Ocala Neighborhood Revitalization Committee	Neighborhood Association	Community Input & Advocacy
Habitat for Humanity	Non-Profit	Program Promotion, Service on Brownfields Advisory Committee
Chamber & Economic Partnership	Non-Profit	Business Attraction, Retention
Heart of Florida Health Center	Non-Profit	Medical Data, Monitoring
North Magnolia CRA Advisory Committee	City Advisory Board	Brownfield Advisory Committee training & support
West Ocala Business Alliance	Non-Profit	Local Business Support
Brownfields Advisory Committee	City Advisory Board	Identification & Prioritization of Sites; Citizen Education
Ocala Leadership Group	City Advisory Board	Citizen Education; Champion
West Ocala CRA Advisory Committee	City Advisory Board	Site Prioritization
CareerSource Citrus Levy Marion	Non-Profit	Workforce Services
Ocala Main Street	Non-Profit	Economic Development Guidance

ii. Letters of Commitment. Please see Appendix B for current letters from all of the community organizations discussed above.

d. Partnerships with Workforce Development Programs. The City of Ocala has a strong relationship with CareerSource Citrus Levy Marion, a local non-profit job training/development organization that promotes local hiring and procurement to link members of the community to potential employment opportunities resulting from the brownfields assessment, cleanup, and redevelopment of properties within its Brownfields Program.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits. As described in Section 1, the West Ocala target area is challenged by a myriad of social, environmental and public health issues (blight, disinvestment, poverty high crime and poor public health outcomes) exacerbated by lost industry and associated brownfields. Ensuing blight amidst perceived and known contamination has impacted the public health and welfare and stalled revitalization in a time of nationwide economic recovery. The Assessment Grant will protect public health and welfare by restoring control of contaminated sites through assessment, cleanup, and strategic redevelopment. Restoring control removes threats and eliminates exposures, critical steps for protecting the general public and sensitive populations. Threats to residents can be mitigated by (1) bringing these sites and associated hazardous materials to the public's attention, (2) completing site assessments that identify the presence and extent of contamination, and (3) directing remediation and redevelopment to re-establish site control through engineering and/or institutional controls. The examples presented below describe the benefits expected to be realized through redevelopment of previously-identified brownfields with suspected contamination: Reductions in crime and the removal of public safety hazards/attractive nuisance benefits are expected with the removal of dilapidated, obsolete structures at brownfield sites; Diversified, living wage employment opportunities that will boost income levels and healthcare options for target area residents (specifically at Sites 1 and 2, distribution centers, customer service centers, professional



offices); Expansion of goods and services within the target area (specifically healthcare providers/physician offices at Site 5 and a fresh food grocery anchored neighborhood shopping center at Site 6); Additional recreational amenities within the target area (such as the splash pad at Lillian Bryant Park); and, Expansion of quality, affordable housing options for target area residents at Site 3.

b. Economic and Community Benefits. Brownfield redevelopment is a key element of West Ocala's economic recovery. The socio-economic needs previously identified (unemployment, poverty, depressed property values, reduced access to goods and services, and costs to secure and police) have largely resulted from lost industry and the associated brownfields created. To ensure long-term gains, the City's site prioritization criteria includes an analysis of the site's ability to provide economic benefit/remedy for these needs through private investment, economic vitality, job creation, and contributions to the local tax base. Through extensive visioning, planning and engagement efforts, the City has focused its brownfield redevelopment program on diversifying its employment base in professional, retail, and service sectors to limit the effects of drastic economic swings and disproportionate impacts from a particular market sector that the community has previously experienced. The priority sites presented within this application exemplify this strategy. It is expected that some grant-funded assessments will determine that certain perceived "problem-properties" do not require cleanup, yielding sites available for immediate redevelopment as much-needed professional, commercial, and affordable workforce housing.

Future taxes generated through redevelopment within West Ocala will be captured through tax increment financing programs, providing a self-sustaining source of local leverage to fund additional redevelopment activities (demolition, remediation, abatement, etc.) that will stimulate more projects, in turn, generating more new taxes. Increases to the City's operating budget will directly result in expanded services to residents. The combination of these opportunities is expected to improve living conditions and quality of life to all of West Ocala's residents. Additional benefits realized by those living in the Target Area include the elimination of blight and improved environmental quality and safety of the West Ocala neighborhood. Activities supported by the Assessment Grant will enable the City to meet the West Ocala Community Plan goals of stabilizing and diversifying the local economy, increasing income and property tax revenues, and increasing new employment opportunities to expand and diversify the City's workforce.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings. The City affirms that it has had no adverse audit findings. The most recent audit was conducted in September 2015. Auditors deemed the City a "low-risk" entity.

b. Programmatic Capability. Grants received by the City leverage additional financial investment. The impact of past grant funding in Ocala is significant; the process of grant administration and management is a critically important function. From 2010 through 2015, Ocala expended \$40,500,972 in state and federal grant awards. The corresponding years of audits indicate Ocala complied in all material aspects with grant/award requirements. The City's Revitalization Strategies Department is tasked with undertaking economic development, redevelopment, and reinvestment initiatives, and to oversee the brownfields program. Staff's combined total of over 80 years of economic development experience and leveraging brownfields funds assists in redevelopment and job creation. **John Zobler** is the City Manager and Revitalization Strategies reports to him. Mr. Zobler has more than two decades of experience in municipal and county government. This experience includes public works, recreation and parks, fleet management, solid waste management, special taxing districts, animal and mosquito control, facilities maintenance, golf courses and toll collection. **Melanie Gaboardi is the Director of Revitalization Strategies; management for this application will be under her direction as the Project Director.** Ms. Gaboardi has over 20 years of contract administration experience and also possesses 14 years federal/state/local grant administration, including the successful implementation and reporting of various grants. She currently oversees the City's affordable housing grant (SHIP/CDBG) programs. **Lisa Walsh, Manager, Economic Development will serve as Project Manager** and will manage the day to day grant activities. Ms. Walsh has 16 years of experience in Community Planning and has been involved with brownfield redevelopment planning in the



West Ocala target community since 2011. **Sean Lanier, PE, City Engineer/Director Water Resources will serve as the Technical Lead** overseeing the technical aspects of this project. Mr. Lanier has expertise in civil and structural engineering, including design, project management and construction management; and a demonstrated leadership ability to lead multi-disciplined engineering and construction project teams. Mr. Lanier is a licensed professional engineer as well as a Certified Flood Plain Manager. **Tye Chighizola**, Director of the Growth Management, has served the City for 26 years and will assist the core project team identified above. As Planning Director, he drafted the original Brownfields Grant in the late 1990s. Mr. Chighizola has also been the lead staff member in working with the Downtown Business Alliance and the North Magnolia Merchants' Association; these two organizations advise the City's Community Redevelopment Agency. The City will utilize existing staff as project managers and will solicit the services of a qualified environmental firm (in compliance with State and federal (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500) procurement procedures) as technical experts to deliver essential project activities.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes. In order to evaluate its progress, the City will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). ACRES profiles will be updated following completion of Phase I and II ESAs, QAPPs, ABCAs, remediation, and/or redevelopment activities. To track and measure progress the City will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly updated project spreadsheet. Measurable outcomes: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding (public and private), number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value, and acres of parks and greenspace preserved and created. Measurable outputs: number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The City will adjust its project approach if it becomes evident that the project is not generating the expected outcomes.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments. The City has received the following EPA Brownfields grants:

Year	EPA Brownfield Grant	Amount	Expenditures	Grant #
1999	Brownfields Assessment (Hazardous Materials)	\$200,000	\$144,352	BP98486399
2004	Brownfields Assessment (Hazardous Materials)	\$200,000	\$199,934	BF96411004
2006	Brownfields Assessment (Hazardous Materials)	\$200,000	\$146,291	BF96461006
	Total	\$600,000	\$490,577	

The City initiated its brownfields program in 1996 when the concept was just beginning to gain national attention. Ocala's Brownfields Area (OBA) covers approximately 7.8 square miles. The downside of small development is the profusion of smaller parcels with potential contamination distributed throughout a wide area; this situation makes it necessary to investigate numerous sources of pollution and hazardous substances. The vast number of sites that have been identified in the City's Community Redevelopment Area (CRA) and West Ocala indicates a larger environmental issue which must be addressed. The economic and physical health of the community, and its goals for redevelopment, must be considered in order to achieve community revitalization.

When Renew Ocala (the City of Ocala brownfields redevelopment program) was initiated, the area around the Downtown Square had a vacancy rate of approximately 60%. Brownfields Environmental Site Assessments were completed, properties were purchased and redeveloped, and subsequently the stigma



of *perceived* contamination has been removed. Currently, the blocks surrounding the Square have a 95% occupancy rate. The redevelopment of one Brownfield property in the North Magnolia district led the same investor to purchase and redevelop another site a few blocks to the east. Between the two projects, more than 700 new jobs were created and the larger of the two Brownfields sites was nominated as one of USEPA's Region 4 sites for the 2009 National Phoenix Award. The long-range plan is to cleanup and redevelop dilapidated areas along Ocala's major corridors, both environmentally and physically. Several sites that stood vacant for years were made marketable through Renew Ocala. The City of Ocala will provide necessary personnel and resources to assure the success of the program; the City is committed to its continued success. Ocala has a long history of facilitating community-initiated brownfields projects resulting in a direct benefit to residents. Grant funds have been utilized in **47 private sector projects and 1 city-related project**. Some examples of the City's successful brownfield projects and their current values include: Merchant's Park, former electric motor repair shop, converted to green space with a walking trail (\$44,054); The former White's Meat Packing Plant, \$15 million acquisition/construction project with 500+ jobs (\$4,263,027); Performing Arts Conservatory of Ocala, a former newspaper publishing & distribution center, redeveloped property which created 8 new jobs (\$476,549); former City Yard converted to Retention Pond to assist with storm water run-off downtown (\$122,754); nine new affordable homes have been constructed by Habitat for Humanity in the Phoenix Heights subdivision. This is adjacent to the former charcoal plant, which this application seeks to assess (\$515,891); the former Taylor, Bean & Whitaker Document Processing Center, now home to a call center employing 500+ as a result of City's acquisition and removal of buildings on long vacant petroleum impacted site (\$2,164,851); the former Taylor, Bean & Whitaker/Maslow Insurance office has been converted to a second call center operation with over 300+ new jobs created (\$920,677).

Program Accomplishments. Since 1999, Renew Ocala brownfields program accomplishments include: Developed program for community education/involvement/accessibility on environmental issues; Assembled two continuing Brownfield Advisory Boards of diverse community stakeholders; Provided a program for community environmental stewardship, public input on environmentally-distressed sites and the maximum use of existing infrastructure; Established over 1,300 new jobs; Brownfield property transactions totaling **56+ acres** and **\$15,954,325** in property values, an increase of hundreds of thousands of dollars in annual tax income; **Brownfield Sites: Phase I ESAs - 48 Sites; Phase II ESAs - 16 Sites; Cleanup - 3 Sites**; Expanded the Brownfields Areas to include Environmental Justice in a minority district; Established ongoing partnerships with numerous community redevelopment organizations; Assisted in leveraging over \$12,908,058, since 2014 in redevelopment funds; Nomination for the national Phoenix Award for a major redevelopment project.

2. Compliance with Grant Requirements

As exhibited above, the City has had a very successful program during the past 12 years. However, in 2008, the City's program was challenged by the loss of its program director, George Roberts. The program suffered as a result and the City was not able to expend its award funds within the project period. The City recognizes this weakness in its past program management and has taken several steps to correct it, including improved record keeping, staff cross-training and engineering staff overlap within its project management. Program activity responsibilities are now shared between multiple staff members with substantial overlap. In addition, the City has found new champions within its staff to propel the program forward. The staff has manually entered all property profile forms into the EPA ACRES database making program information easily accessible to both EPA program officers and City staff, which have received training on the system. The City's GIS-based Ocala Brownfield Information System is a user friendly, central database within the City that allows for easy tracking and management of its brownfield properties. The City has conducted an extensive inventory to update information and is anxious to move forward again.

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Ocala, FL

Regional Priorities Other Factor

Regional Priority Title(s): N/A

Page Number(s): Phase II Assessments, Page 9; Leveraging Commitments, Page 9, 10;
Significant Economic Disruption, Page 6

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	X
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	
Recent natural disaster (2012 or later) occurred with the community, causing significant community economic and environmental distress.	



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

November 7, 2016

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports City of Ocala's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-16-08, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.C.2.h. EPA Brownfields grant funding will strengthen the City of Ocala's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Ocala consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact George Houston, II, P.G., the Central District Brownfields Coordinator, at (407) 897-4322 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Laura Barrett, Administrator
DoD and Brownfields Partnership Section

LB/jc

Ms. Barbara Alfano

Page 2

November 7, 2016

cc:

Melanie Gaboardi, Director of Revitalization Strategies, City of Ocala

(MGaboardi@ocalafl.org)

Lisa Walsh, Manager, Economic Development, City of Ocala (LWalsh@ocalafl.org)

George Houston, FDEP Central District Brownfields Coordinator

(George.Houston@dep.state.fl.us)

Barbara Alfano, EPA Region 4 Florida Grants Coordinator (Alfano.Barbara@epa.gov)

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

October 17, 2016

P-2016-225



Development Services Fiscal Coordinator
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, FL 34471

Attn: Ms. Holly Lang

Re: Proposal to Provide Phase I Environmental Site Assessment Services

Dear Ms. Lang:

Pursuant to your request, Greenman-Pedersen Inc. (GPI) is pleased to provide you with this proposal to perform a Phase I Environmental Site Assessment (ESA) for the property located at 1921 NW 17th Street (Parcel No. 21944-000-00), Ocala, Florida, 34475. The intent of the work will be to identify the presence or absence of recognized environmental conditions in connection with this property.

SCOPE OF WORK

Phase I Environmental Site Assessment

GPI will perform a Phase I ESA at the subject property in accordance with ASTM 1527-13. The Phase I ESA will consist of the following four subtasks:

- Task 1 – Records Review
- Task 2 – Site Reconnaissance
- Task 3 – Interviews
- Task 4 – Preparation of a Phase I ESA Report

A description of these subtasks is provided below.

Task 1 – Records Review

GPI will obtain and review records that will provide information concerning historical ownership and use of the property and will help identify recognized environmental conditions (RECs) in connection with the property. These records must be reasonably ascertainable and practically reviewable.

GPI will review local, state, and federal record sources relating to the presence or occurrence of facilities or releases involving solid and hazardous waste, and petroleum products on the property and/or properties occurring within the approximate minimum search distances established in ASTM E-1527. An environmental database service company will be contracted to

provide a site-specific environmental database search report for the subject property and vicinity. State and Federal record sources to be reviewed include:

- Federal NPL list (1.0 mile radius)
- Federal CERCLIS list (0.5 mile radius)
- Federal RCRA TSD facilities list (1.0 mile radius)
- Federal RCRA generators list (0.25 mile radius)
- Federal ERNS list (0.05 mile radius)
- State list of Hazardous Waste sites (1.0 mile radius)
- State list of Solid Waste Disposal sites (0.5 mile radius)
- State list of Leaking UST sites (0.5 mile radius)
- State list of Petroleum and Chemical Bulk Storage Tank Sites (0.25 mile radius)
- State list of Spills (0.125 mile radius)

Available records maintained by local agencies, including the school district, municipal building, assessors and fire departments and County environment, planning and/or health departments, will also be reviewed for the subject property and nearby properties, as necessary.

GPI will review records that help describe the physical setting of the subject property, including:

- USGS topographic maps
- Maps of surficial and bedrock geology
- Maps of soil units
- State and Federal wetland maps
- Flood insurance rate maps
- Existing site plans

GPI will review historic records that help describe past uses of the property and adjacent lands. These may include:

- Aerial photographs
- Fire insurance maps
- Property tax files
- Land title records
- City directories
- Building department records
- Zoning/land use records

GPI will review the results of previous environmental and/or regulatory investigations, studies, or inspections completed on the property, to the extent that such results are available. Based on a preliminary review of the Florida Department of Environmental Protection's electronic document management system there are almost 70 individual records that date back to 2006 that will require review for this ESA. A summary of key findings from the previous assessments/investigations will be included in the ESA report.

➤ **Task 2 – Site Reconnaissance**

GPI will perform a site reconnaissance to visually identify current, or evidence of past, recognized environmental conditions in connection with the subject property at the time of the site visit. During the site reconnaissance, GPI will search for and attempt to identify:

- Current and past use of the property and adjoining parcels
- The physical setting of the property including a general description of structures and improvements
- Evidence of hazardous waste or petroleum product generation, storage, treatment, or disposal
- Storage tanks
- Strong or noxious odors
- Pools of liquid
- Drums
- PCBs, drains, sumps, pits, ponds or lagoons
- Stained soils/surfaces and/or stressed vegetation
- Solid waste
- Waste water and storm water discharges
- On-site septic systems
- On-site groundwater monitoring wells
- Evidence of controlled substances

➤ **Task 3 – Interviews**

GPI will conduct interviews with current and past owners, employees, or other knowledgeable persons (to the extent that these persons are available) to determine the physical characteristics of the property and past operations and practices conducted at thereon. Furthermore, GPI will attempt to interview local government officials to obtain information regarding recognized environmental conditions in connection with the property.

The interviews will include questions regarding the following:

- Identification and length of occupancy of the interviewee
- Changes or additions to prior assessment information
- Environmental documentation reports with regard to the property
- Environmental permits or UST registration for the property
- Current and/or past activities and practices
- Site activities involving the use, storage, treatment, disposal or generation of hazardous substances or petroleum products

➤ **Task 4 – Preparation of Phase I ESA Report**

GPI will prepare a report to document our findings regarding recognized environmental conditions in connection with the property and will provide the Client with a PDF copy of the report. The report will include a concise summary of the scope of work, and will present information obtained as a result of the record search, interviews and site reconnaissance. The



report will also include appropriate documentation that supports our opinions and conclusions, and credentials of those environmental professionals who performed the assessment. Lastly, the report will be accompanied by recommendations for further investigation and/or corrective action, if warranted.

OTHER SERVICES

The implementation of this scope of work does not include the execution of pressure testing of any USTs, penetrative or surface geophysical investigations, or the collection and analysis of groundwater, surface water, or soil samples for the purpose of characterizing physical or chemical conditions existing at the property. This proposal does not include any sampling to confirm the presence or absence of mold, radon gas or other soil vapors. Should any of these additional services be warranted based upon the results of the scope of work described herein, they may be provided under the auspices of a supplemental work authorization outlining the scope and fee of the requested services, which will be submitted to the Client for review and approval prior to the initiation of the additional work.

CONDITIONS AND ASSUMPTIONS

It is important to note that observations made during the reconnaissance of the property may be limited by potential site conditions (e.g., heavy brush, overgrown grass) and access restrictions at the time of the site reconnaissance. It must also be understood that completion of the scope of work described herein does not guarantee representation of actual property conditions. It is understood that rights of entry and access to the property will be provided to GPI. The Client should also provide all available title search records, environmental liens searches, previous environmental studies, test results, drawings, manuals, regulatory documents, etc. for the subject property in the possession of, available to, or reasonably obtainable by the Client. An environmental lien search is not included in this scope of services.

PROJECT SCHEDULE AND PROFESSIONAL FEE

GPI can initiate this project following receipt of a signed authorization to proceed and will submit the Phase I ESA report within three weeks of completing the site reconnaissance.

GPI will provide the services described above for a lump sum fee of \$5,250.00, inclusive of expenses. Additional services will be provided at the Client's request at GPI's professional rates in effect at the time the services are rendered.



Should you have any questions or comments concerning this proposal, please do not hesitate to contact us at your earliest convenience.

Sincerely,

Greenman-Pedersen, Inc.

A handwritten signature in black ink, appearing to read "James C. Manzella".

James C. Manzella, CHMM
Project Manager / Environmental Scientist

GPI

ACCEPTANCE

The proposed price for the scope of work described in the agreement is based on GPI performing all services in-house, unless otherwise noted. Please sign this document in the space provided below to acknowledge acceptance. Your acknowledgement of acceptance will result in a contract for services of the terms set forth herein.

ACCEPTED BY:

Melanie Skowron
City of Ocala

Date: 10/21/2016

Juan R. Ciccioli
Greenman-Pedersen, Inc.

Date: 10/21/16

NOTE: Execution of this document constitutes a contract between the client and Greenman-Pedersen, Inc. (GPI) for the services mentioned herein. Payment shall be net 30 days. Interest will be charged at the rate of 0.5% per month for all unpaid work in excess of 90 days past due.

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

12/20/2016

4. Applicant Identifier:**5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

City of Ocala, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000392

*** c. Organizational DUNS:**

0559474280000

d. Address:*** Street1:**

201 SE 3rd Street

Street2:*** City:**

Ocala

County/Parish:

Marion

*** State:**

FL: Florida

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

34471-9515

e. Organizational Unit:**Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:**

Ms.

*** First Name:**

Melanie

Middle Name:*** Last Name:**

Gaboardi

Suffix:**Title:** Director, Revitalization Strategies**Organizational Affiliation:**

City of Ocala

*** Telephone Number:** 352-629-8312**Fax Number:***** Email:** mgaboardi@ocalafl.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Ocala Community-Wide Assessments Grant Application (\$200,000 Hazardous Substance; \$100,000 Petroleum)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

FL-11

* b. Program/Project

FL-11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Lisa

Middle Name:

* Last Name:

Walsh

Suffix:

* Title:

Manager, Economic Development

* Telephone Number:

352-629-8381

Fax Number:

* Email:

lwalsh@ocalafl.org

* Signature of Authorized Representative:

Lisa G Walsh

* Date Signed:

12/20/2016



CITY OF ORLANDO

R04-17-A-021

OFFICE OF MAYOR BUDDY DYER

December 16, 2016

Ms. Barbara Alfano
EPA Region 4
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

RE: Transmittal Letter – EPA Brownfield Community-Wide Assessment Grant

Dear Ms. Alfano:

On behalf of the City of Orlando, Florida, it is my pleasure to present this proposal to the Environmental Protection Agency for the Brownfield Assessment Grant program.

The City of Orlando, through the Planning Division of the Economic Development Department, has extensive experience in design and oversight of brownfield assessment and cleanup through both federally and locally funded programs. We look forward to collaborating with the EPA on the important program described within this proposal and identified below.

- a. **Applicant Identification:** City of Orlando, Florida, Office of Sustainability and Energy, 400 South Orange Avenue, 3rd Floor – Orlando, FL 32801 – Tel: 407-246-3463
- b. **Applicant DUNS Number:** 070343640
- c. **Funding Requested**
 - i) **Grant Type:** Assessment
 - ii) **Federal Funds Requested:** \$300,000
 - iii) **Contamination:** Hazardous Substance \$150,000 and Petroleum \$150,000
 - iv) **Indicate:** Community-Wide
- d. **Location:** City of Orlando, Florida
- e. **Property information for site-specific:** Not applicable, this is a Community-Wide Grant
- f. **Contacts**
 - i) **Project Director:**
Chris Castro, Director
Office of Sustainability and Energy
400 South Orange Avenue, 3rd Floor
Orlando, FL 32801
Tel: 407-246-3463
Email: chris.castro@cityoforlando.net



CITY OF ORLANDO

OFFICE OF MAYOR BUDDY DYER

ii) Chief Executive/Highest Ranking Elected Official:

Buddy Dyer, Mayor
400 South Orange Avenue
Orlando, FL 32801
Tel: 407-246-2221
Email: buddy.dyer@cityoforlando.net

g. Date Submitted: December 22, 2016

h. Project Period: Three years

i. Population: 265,531 (2015)

j. Regional Priorities Form/Other Factors Checklist: Please see attached

This proposed community-wide program is aligned with the City of Orlando's overall redevelopment strategy. It is an important first step in not only alleviating environmental blight, building community health, and creating new green spaces, but also in ensuring broad-based investment and redevelopment in the City of Orlando.

Sincerely,

Buddy Dyer
Mayor

Narrative

1. COMMUNITY NEED

1.a.i. Community and Target Area Descriptions

Situated in Orange County Florida, the City of Orlando has 265,531¹ residents. First incorporated in 1875, Orlando began its history in cattle ranching and as a major exporter of citrus fruits to the northern markets. Today, the City is the 6th largest metropolis in the southeast, a commercial hub within the two million greater metro area and encompassing over 118 square miles in area. There are 115 neighborhoods within Orlando city limits and they include a broad range of cultural and racial diversity. As the City has continued to grow and increase its urban compactness and density, the abutting pockets of unincorporated Orange County have continued to decline through annexation.

Perhaps the most critical event in Orlando's history occurred in 1965 when Walt Disney announced plans to build Walt Disney World, which triggered the City's evolution from citrus industry hub to 21st Century tourism mecca. Metro Orlando is also a major industrial and hi-tech center. It is a nationally recognized cluster of innovation in digital media, bio-technology, aviation, aerospace, and software design. The City's prestigious Lake Nona Medical City includes tenants such as the Burnett School of Biomedical Sciences and Sanford-Burnham Medical Research Institute. Additionally, Metro Orlando is at the core of the nation's military simulation and training programs for the U.S. Army, Navy, Air Force Marines and Coast Guard.

The **Targeted Area** of focus for this community-wide hazardous substance and petroleum brownfield grant is the West Orlando Revitalization Zone (WORZ)² that includes 11 contiguous census tracts covering an estimated 10.3 miles with a total of 26,416 residents with a poverty rate of 42.15% (compared to the City's 19.2% and State's 16.3%). Containing the western portion of downtown Orlando, WORZ is a historic area of Orlando with strong anchor institutions like the Amway Center, MLS Orlando City Soccer Stadium, and the Citrus Bowl stadium. Despite these strong anchor institutions, portions of the large WORZ area are economically stagnant and plagued by potential environmental issues relating to the former presence of underground petroleum storage tanks, a coal gasification plant, insecticide and chemical manufacturing facilities, gasoline service stations, automobile repair facilities, dry cleaners and aging buildings that contain asbestos, lead paint, and possibly mold. Over half of the current housing stock within the WORZ was constructed prior to 1960s. Certain areas have a high rental population, lower incomes, health concerns, and suffers from blight, high vacancy, crime, potential brownfield sites, distressed properties and vacant lots.

While the City of Orlando has done much to improve and stabilize the WORZ area, there is still a significant amount of work necessary to fully revitalize the community. In 2007 Mayor Buddy Dyer launched Green Works Orlando to transform Orlando into one of the most environmentally friendly, economically and socially vibrant communities in the nation. It just recently rolled out Orlando's Building Energy and Water Efficiency Strategy, which is anticipated to create \$208 million in energy cost savings by 2035. Green Works Orlando also promotes the reuse of urban land to promote continued economic growth while curtailing urban sprawl and cleaning-up the environment.

¹ 2015 Census Estimate <http://quickfacts.census.gov/qfd/states/12/1253000.html>

² The Area Selected is the West Orlando Promise Zone area, which includes County and City jurisdiction. Orlando was not designated as a Promise Zone WOPZ is an unofficial term used to describe the former Promise Zone application area for this brownfield grant application.

Important to this overall effort is the US EPA Brownfield Program. In 2012, the City received a \$400,000 Assessment Grant, followed in 2013 with the award of a \$200,000 Cleanup Grant. Both grants, centered on Parramore, one of the City's poorest neighborhoods. Situated within the eastern portion of WORZ, the successful grant activities focused on the 68 acre, mixed-use/mixed-income Creative Village Planned Development site. Feedback from the City's EPA Brownfield committee stressed that, while continued work in the Parramore Neighborhood was needed, particularly in the area of environmental justice and health, it was critical to expand the brownfield program further west. Additionally, in October 2016, the City's Office of Sustainability and its many community partners were awarded a \$250,000 Farmers Market Promotion Program Grant that also focuses on the WORZ. The three year *West Orlando Farm to Community Project* includes a Community Supported Agriculture fleet farming program, which involves creating farmlettes (home fruit/vegetable garden plots) on certain neighborhood properties, consistent with the City of Orlando's innovative Landscaping Code. The project also includes a new Farmers Market, which will serve as a commercial hub for farmlette produce. The site selection process and evaluation will be supported by the present brownfield grant. Accordingly, this grant application includes Mayor Dyer's Green Works team members and residents by expanding assessment activities into the western, mostly minority neighborhoods.

1.a.ii. Demographic information and Indicators of Need: The WORZ is the historical hub of Orlando's African-American community, which currently stands at 80.83% as well as Hispanic and other minority cultures at 6.91% for a total minority rate for this area of 87.74%.

	Project Area	Orlando	Statewide	National
Population (1)	26,416	265,531	18,804,623	318,857,056
Unemployment (2)	24% ⁽⁴⁾	4.7%	4.4%	4.7%
Poverty Rate (3)	42.15%	19.2%	16.3%	15.4%
Percent Minority (3)	87.74%	57.8%	41.4%	22.6%
Median Household Income (3)	\$26,297	\$42,147	\$46,956	\$53,056
Owner-occupied housing rate (3)	27.27%	39%	67.1%	64.9%
1. Data are from the 2015 American Community Survey and are available on American FactFinder 2. Data from BLS October 2016 3. Data are from the 2009 – 2013 American Community Survey and are available on American FactFinder 4. Project Area estimate unemployment number 5. Only City jurisdiction will be eligible for funding 6. Note: Other statistics and defined subject area, includes Orange, and used in this application, are mostly based on an earlier Federal Promise Zone application. Only City properties will be assessed.				

As the data above demonstrate, 42.15% of individuals in the WORZ live below the poverty level. While the presence of brownfields is not an *immediate* cause of poverty, the blight imposed upon the local residences of an estimated 454 regulatory potential brownfield sites in a contiguous geographic area greatly contributes to reduction in property values and drives away families with the financial means to move. This economically-driven exodus leaves behind those who have no other choice than to live among deteriorating properties.

1.a.iii. Brownfields and Their Impacts: The City of Orlando has targeted the large but interconnected West Orlando Revitalization Zone (WORZ) due to the significant number of potential brownfield sites clustered in this area. The WORZ is a gateway into the City from Interstate 4. Best available data indicates that just within the eastern City portion of the WORP, primarily in the Parramore neighborhood, there are approximately 866 acres of vacant or underutilized properties with over 450 potential sites subject to environmental regulatory compliance. The WORZ contains over 130 underground storage tank facilities, and an estimated

125 leaking underground storage tank sites, six priority dry cleaning facilities, two documented landfills, and a former manufactured gas plant. Many of these contaminated sites are in proximity to community centers and various neighborhood parks. A number of these contaminated sites sit vacant and contaminants of these properties include arsenic, lead, chromium, cadmium, cyanide, barium, PCB's, PAH's, pesticides, petroleum products, methylnaphthalene, PCB's and other VOC's. Heavy metals have been found to cause kidney damage, cancer, and neurological damage. PCB's have been demonstrated to cause a variety of adverse health effects including cancer and serious non-cancer health effects including impacts to the immune system, exposure effects can range from mild skin irritation to birth defects, tumors, genetic changes, blood and nerve disorders and some cancers. VOCs at high enough levels in drinking water may be harmful to the central nervous system, the kidneys, and the liver. Furthermore, certain interconnected areas across the WORZ have a lack of neighborhood amenities such as full-service grocery stores, neighborhood based commercial and office spaces, clean and safe outdoor spaces, and adequate green infrastructure. Therefore, these are the priority redevelopment areas of focus. Among the specific potential sites targeted under this grant are the following:

1. Lorna Doone Park. There are at least two regulatory sites in and around the Lake Lorna Doone Park area. The +/-30 acre historic Lake Lorna Doone Park abuts the newly renovated Citrus Bowl. An undesignated portion of the general park vicinity was used as a temporary parking lot and Citrus Bowl construction equipment/storage area. Through a partnership with residents, Florida Citrus Sports, and the City, a multi-million dollar park master plan is being developed. Assessment will be an important part of the overall effort to expand recreational uses for residents, who are under-served by large scale green space and modern recreational options.

3. Creative Village development project includes the creation of a +/-2.85 acres of new park land. The area is within a 68 acre property that is partially undergoing remediation. This area is ranked 38/38 on a Brownfield site inventory assessment. It abuts parcels with potential contaminants because the larger property was the former home to a USDA testing area and armory.

4. West Lakes Business Park. There are an estimated 18 regulatory sites in the Orlando West Lakes Business Park (WLBP), a target area for LIFT, a successful local nonprofit group spearheading master planning and redevelopment in this area. Comprised of multiple parcels, both vacant and developed, this area has a long history of industrial and commercial activities, including hazardous generators and auto repair shops. In recent years, business activity has declined due to competition with suburban industrial parks and big box retail. Redevelopment of these properties is a key component to LIFT Orlando's revitalization strategy and may include a food hub.

5. Northeast corner of S. Terry Ave and W. Anderson St. This +/- 0.75 ac. undeveloped site previously included an older multifamily development. It has been cleared but debris may still remain. The site is exposed to high noise/dust from the abutting E-W Expressway and it abuts the OUC Chiller Plant. The site was identified on an inventory report and ranked 20 out of 38, since it is in a Brownfield area. Possible future uses may include an urban agricultural project.

6. Prince Hall Park (AKA Lake Richmond Heights Park). The +/-1.72 acre undeveloped park site is located in the greater Richmond Heights neighborhood within the WORZ. A key greenspace, it abuts Lake Richmond to the south and connects across Prince Hall Blvd. to the inter-urban trail. Within proximity to an informal dumping area (construction debris) and across the lake from industrial sites, the City plans to develop this park to include a community garden.

b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts: The density of potential brownfield sites in the low-income minority-dominated WORZ, and the recent health data described below, demonstrate that potential

brownfield sites have a disproportionate impact on the minority and low-income residents in the WORZ area. Impoverished minority populations often have poor nutrition and limited access to health care and are therefore more likely to experience, and not treat health problems, associated with contaminant exposures. An estimated 8,497 children under the age of 18 reside in the WORZ accounting for over 32.5% of the community's population. The population is comprised of 50.17% women, of which 34% are of child bearing age. The community also has dramatically higher rates of crime. In 2014, 50% of homicides, 43% of robberies and 46% of aggravated assaults within the City of Orlando were committed in the WORZ, and a total of 762 juvenile charges were from the WORZ, which accounts for 37% of juvenile charges for the City. Many businesses will not invest in certain WORZ areas out of concerns for violence, and this lack of investment significantly undercuts efforts to improve the decrepit quality of key physical and social institutions.

1.b.ii. Cumulative Environmental Issues: Air quality is a concern in our targeted WORZ area. WORZ is connected by the Florida Turnpike and Interstate 4. This stretch of road contains some of the oldest links to the interstate system dating back to the 1960's. The construction of these highways severed the WORZ from the rest of the downtown and introduced yet another source of air, noise, water, and soil pollution (i.e. lead particulates in the soil due to leaded gasoline in the 1960s and 70s) to the community. Furthermore, Interstate 4 is being widened, which will further contribute to harmful air pollutants, including smog. Motor vehicle and other forms of fossil fuel combustion emit several toxic air contaminants that are either known or probable human carcinogens. A University of Central Florida Health Impact Assessment studied asthma, and the report provided broad based recommendations to reduce its incidence. The City's Parramore Kidz Zone report indicates that area youth have an elevated incidence of asthma, with the neighborhood's children being diagnosed with asthma rates ranging from 12% to 17%. A full 16% of households surveyed had children with asthma-like symptoms but no clinical diagnosis.³

1.b.iii. Cumulative Public Health Impacts: Evidence that environmental contamination has affected the community's residents is abundant when one examines the environmental health data of the population. A 2014 Parramore Comprehensive Neighborhood Plan resident health fair respondents revealed that 21.1 % have diabetes, 33.8 % have high blood pressure and 19.7% report incidences of depression and stress. Approximately 25% of the citizens felt that access to healthy food and recreation would be effective strategies to improve health. The WORZ's low-income neighborhoods mostly rely on convenience or corner stores to obtain their food. With no easy access to a national chain supermarket, the WORZ's food environment is characterized by an array of fast food restaurants, minimarts, neighborhood corner stores and mobile food vendors selling convenience foods. Encompassing the Second Harvest Food Bank service area and numerous food pantries, WORZ residents have access to emergency food, but do not have sustainable and healthy local food access, which would include farmers markets and local food hubs. Therefore, the assessment and, if needed, subsequent cleanup of brownfield sites for the creation of community gardens, market gardens or farmlettes will positively impact the health of WORZ residents.

c. Financial Need

1.c.i. Economic Conditions: The City knows that to turn around the local economy it must reinvest its resources. This grant will allow the City and its community partners to market key sites for neighborhood development by focusing interest on sites that would otherwise be overlooked for development. Although the city's 2016-2017 budget has increased to \$22 million in general funds compared to the previous year, these funds will be primarily invested in the fire and police

³ Health Council of East Central Florida. The Impact of Traffic-Related Pollution on Asthma Rates.

department to keep Orlando safe, especially in light of the Pulse night club tragedy, where 49 people were killed and over 56 individuals were treated for injuries at two local hospitals. Therefore, without this grant funding, it is very unlikely that the City will have the funds to assess sites that would support WORZ area revitalization.

1.c.ii. Economic Effects of Brownfields: The City of Orlando's overall homeownership rate of 39% is lower than the national average of 64% due to a predominantly low wage tourism and service-dependent economy, and WORZ's homeownership rate is far below the city as a whole at 27%.⁴ Furthermore, Orlando's sluggish housing market has resulted in high rental and real estate prices, which have priced out many residents, along with elevated residential vacancy rates which stand at 17.48% in the WORZ (compared to surrounding area at 4.4%)⁵. An antiquated housing stock and large vacant lots typically used for accessory parking or outdoor storage, deter residents and businesses from making an investment in, and a commitment to, the community. Improvements to the housing stock, new commercial opportunities, and the creation of neighborhood amenities such as an improved park with connection to a revitalizing urban environment could stimulate the private reinvestment and neighborhood pride needed to attract new residents and businesses necessary to the rebuilding of the WORZ.

There is a clear correlation to be made between the location of brownfield sites and communities with chronic low income, poverty and unemployment, lower tax base, and diminished services. It is estimated that the WORZ has a higher concentration of potential brownfield sites when compared to the rest of the City. The negative economic effects of brownfields are numerous: depressed property values, chronically blighted and vacant properties that can be a catalyst for crime, refuse dumping and vandalism, lack of employment opportunities, deterioration of infrastructure, lack of community goods and services and lowered quality of life due to the aforementioned issues. The WORZ has experienced all of these negative economic impacts that can be directly and indirectly linked to the prevalence of known and perceived contaminated sites that continue to contribute to the blight and economic depression of the community.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a.i. Project Description and Alignment with Revitalization Plans: The EPA Brownfield Assessment grant initiative builds on earlier brownfield and environmental efforts and is addressed, in the Growth Management Plan and the Parramore Comprehensive Neighborhood Plan, as Orlando identifies, assesses, and redevelops brownfield sites throughout the targeted area to re-invigorate and improve area quality of life, create jobs and attract new residents. Parramore is a neighborhood within the WORZ area. Using the Parramore Comprehensive Neighborhood Plan as a template and combining efforts with the City's Office of Sustainability and Energy and the West Orlando Farm to Community Project, current efforts will be aligned with a community-based vision embracing a set of strategies and action steps for improving the neighborhood's social, environmental, economic, and physical infrastructure. The need for quality jobs, and reusing vacant properties, are key economic issues. Desirable redevelopment projects for the WORZ area include: affordable housing, an assortment of small businesses and larger commercial sites, including eating and drinking establishments, a food hub and commercial kitchen. As the Brownfield Advisory Committee assess sites and redevelopment options, they will use these plans as a guide to keeping in mind the needs and goals of the WORZ community.

⁴ 2010 Census Data

⁵ Promise Zone Mapping Tool Data

This activity will also build upon regional efforts. As part of the **East Central Florida Sustainable Communities Consortium**, the City of Orlando received \$696,938 in funding from the \$2.4 million HUD Sustainable Communities Regional Planning Grant (See <http://enhancecfl.org/>). Funding emphasis was on planning for sustainable and inclusive growth in minority and/or low-income neighborhoods adjacent to the SunRail Commuter Rail Stations. The City focused on the Parramore neighborhood, which abuts the LYNX Central SunRail Station.

2.a.ii. Timing and Implementation: The City of Orlando has in place a seasoned four-person Brownfields Team, established procedures for acquiring professional service provider(s), policies for site selection and project evaluation, site access, and other operational protocol related to Brownfield assessment and redevelopment. The City envisions that upon award, it will immediately begin the contractor procurement process. Initial community involvement will take place within three months after grant award. The final work plan schedule will be developed to show completed Phase I assessments in year one, leading quickly to a Quality Assurance Project Plan (QAPP) and Phase II activities. The schedule will also detail completion of an Analysis of Brownfield Cleanup Alternatives (ABCAs) and related clean-up planning no later than three months before the end of the project period. Minimum quarterly meetings of the core Brownfield Assessment Committee, separate on-site visits with citizens and technical committee members and conference calls with an assigned EPA project officer will provide support and monitor progress. Further, based on the City's experience and pre-planning efforts, Orlando is ready to make full use of the funds during the three-year grant period.

a. Contract procurement: After award, a Request for Qualifications (RFQ) will be posted for 30 days in the newspaper and on the city's procurement website. Responses will be evaluated by the City's Consultant Qualification Board (CQB) and a short-list of contractors will be created. All federal selection requirements including MWBE will also apply in this selection process. The short-list is then approved by city council. Project will be assigned to consultant who provides the lowest cost estimate for the work requested.

b. Development of site inventory: Sites addressed by the EPA grant will be prioritized according to **criteria such as site access and program eligibility, job creation, ability to eliminate public health impacts, removal of blighted/unsafe conditions, proximity to target community, strength of redevelopment business plan, and financial commitments.** Sites selected by the City's EPA Brownfield Committee will have priority ranking as well as those that attract businesses or create jobs, assess vacant commercial/industrial properties, and assess blighted buildings and sites to encourage redevelopment and rectify unsafe conditions. A consultant will be hired to develop a prioritization matrix to document sites utilizing the criteria above. Through a release form, the City will secure property owner's consent and access to the sites.

c. Obtaining and securing site access: In order to facilitate access to privately owned sites, the City will provide property owners with detailed information on the vast community benefits of brownfields redevelopment. These include community improvement, increased opportunity for property reuse and increase in property values, plus the offer of "free" or no fee assessment work and the potential to be eligible for State financial brownfield redevelopment incentives. The City will emphasize its many programs for support to these owners, and the overall fact that one-third of all assessments determine that properties are ready for redevelopment.

b. Task Description and Budget Table

2.b.i. Task Descriptions: The City requests \$300,000 (\$150,000 hazardous substances and \$150,000 petroleum) to initiate steps to revitalize the WORZ area where brownfields impact the

health and welfare of impoverished and minority populations. Our primary long-term outcome is job creation and healthy quality of life improvements for our residents by removal of source contamination, addressing unsafe buildings, and eliminating blight. Outputs will include a comprehensive outreach program, an inventory with prioritized brownfields, a generic Quality Assurance Project Plan (QAPP), two site-specific QAPPs, create a health assessment with checklist, up to 9 Phase I ESAs, 3 Phase II investigations, and three Analysis of Brownfield Cleanup Alternatives (ABCA's) and health assessment that could be used as a model by other brownfield communities..

Task 1: Inventory and Prioritization: Under this task the City will engage a consultant to develop a prioritization matrix of potential hazardous substance and petroleum products sites in the WORZ area. These data base searches will consist of research of all regulatory lists and be consistent with data base search conducted as a part of the normal ASTM standard E1527-13 Phase I Environmental Site Assessment. The purpose of this research is to establish the number/type of potential hazardous substance and petroleum product brownfields sites within the WOPZ. This task will assist all stakeholders in determining which properties should be targeted for Phase I, Phase II and additional site assessment activities. The estimated cost for Task 1 is \$10,000 for Hazardous sites and \$10,000 for Petroleum sites.

Task 2: Programmatic Activities and Outreach: Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE forms, and EPA ACRES database. Other activities include completion of EPA work plans and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions. Outreach: Development of strategic partnerships and robust community involvement; dissemination of information and comments to/from the community and stakeholders, as well as community meetings. With \$58,500 budgeted in contractual services for a part-time Brownfield Coordinator, with an environmental background, to help City staff to carry out community outreach, support the committee in site ranking and selection and field trips, review all technical documents for accuracy and completeness, work with City fiscal staff and Brownfield Committee to submit quarterly reports and update all databases. \$3,500 has been budgeted in travel funds. These funds will be used for attendance and registration at local and regional brownfields-related training conferences and workshops. Additionally, \$1,000 is budgeted for printing/reproduction of materials that will be used in outreach efforts. Total cost for Task 2: Programmatic activities and outreach is \$63,000 (\$31,500 for hazardous substances and \$31,500 for petroleum products).

Task 3: Community Health Assessment: In partnership, with East Central Florida Regional Planning Council, as the health consultant, develop a health assessment with checklist for the WORZ neighborhood with \$22,500 budgeted in this category (\$15,000 for hazardous substances and \$7,500 for petroleum product contamination). The Florida Department of Health in Orange County and other agencies, that sit on a regional health oversight committee, will evaluate the health assessment process addressing the WORZ Parramore Neighborhood. The WORZ Holden Heights Community, which is due south of Parramore, and which experiences many of the same issues, may also be included. –The first part of the study will establish a resident health baseline through a Community Health Needs Assessment, based on the Parramore Plan health indicators, to evaluate the resident wellness status and attitudes toward health, healthy eating and activity. As part of the effort to create a healthy Parramore, promote social and environmental justice, and

support the ongoing implementation of a brownfield program, the assessment will include the evaluation of the Plan's comprehensive healthy food strategies, such as the food production as well as healthy and affordable foods distribution through farmlettes, market gardens and Farmers Market. In total, recommendations from this study will be used to improve the community's overall health, create a local healthy food culture which celebrates historic culinary traditions while creating new ones, and support wide-spread positive economic development impacts through the brownfield program.

Task 4: Environmental Investigation (Phase I and Phase II Assessments and QAPPs) Orlando will conduct environmental site assessments activities at selected sites: up to 9 Phase I assessment @ \$7,000 each for a total of \$63,000 (\$31,500 hazardous substance and \$31,500 petroleum). Up to 3 Phase II assessments @ \$30,000 each for total of \$90,000 (\$45,000 hazardous substance and \$45,000 petroleum sites). Phase I and Phase II total Budget is \$76,500 for hazardous substance and \$76,500 for petroleum. This task also includes the preparation of a Generic Quality Assurance Project Plan (QAPP) @ \$5,000 (and Health & Safety Plans (HASPs) as required) and up to two Site-Specific QAPPs @ \$7,000 each for a total of \$14,000. The total budget is \$9,500 for hazardous substance and \$9,500 for petroleum for QAPPs. The subtotal estimated cost for Task 4 is \$86,000 for hazardous substance and \$86,000 for petroleum.

Task 5: Three Analyses of Brownfield Cleanup Alternatives (ABCA's): Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites in WORZ. Working with the community, the City will establish a community vision and set goals to be considered in reuse planning. Up to three Analyses for Brownfields Cleanup Alternatives (ABCAs) or Reuse Plans are planned at a cost of \$7,500 each for a total of \$22,500. The Estimated Cost for Task 5 is \$15,000 for hazardous substance and \$7,500 for petroleum.

ii. Budget Table

Hazardous Substances						
Budget Categories	Project Tasks					
	Task 1: Inventory	Task 2: Programmatic and Outreach	Task 3: Health Assessment	Task 4: Environmental Investigation	Task 5: ABCAs	Total
Personnel						
Fringe Benefits						
Travel		\$1,750				\$1,750
Equipment						
Supplies		\$500				\$500
Contractual	\$10,000	\$29,250	\$7,500	\$86,000	\$15,000	\$147,750
Other						
Hazardous Substance Subtotal	\$10,000	\$31,500	\$7,500	\$86,000	\$15,000	\$150,000
Petroleum Products						
Budget Categories	Project Tasks					
	Task 1: Inventory	Task 2: Programmatic and Outreach	Task 3: Health Assessment	Task 4: Environmental Investigation	Task 5: ABCAs	Total
Personnel						

Fringe Benefits						
Travel		\$1,750				\$1,750
Equipment						
Supplies		\$500				\$500
Contractual	\$10,000	\$29,250	\$15,000	\$86,000	\$7,500	\$147,750
Other						
Petroleum Subtotal	\$10,000	\$31,500	\$15,000	\$ 86,000	\$7,500	\$150,000
Grand Total	\$20,000	\$63,000	\$22,500	\$172,000	\$22,500	\$300,000

c. Ability to Leverage: The City of Orlando will utilize the EPA Brownfield Assessment Grant award as one component, in a multi-layered incentive approach, to implement successful redevelopment within the WORZ community. The City's leveraging the following programs and projects to supplement Brownfield Program activities:

USDA Farmers Market Promotion Program (FMPP): The City of Orlando's Office of Sustainability and Energy is implementing an innovative three year \$250,000 USDA Farmers Market Promotion Program grant to include a Community Supported Agriculture (CSA) pilot project that is focusing on the West Orlando Revitalization Zone (WORZ). The West Orlando Farm to Community Project will: 1) develop a farmers market in the WORZ area to improve access to fresh and healthy local food; 2) expand fleet farming, which consists of urban farming (farmlettes) on certain neighborhood properties (unspecified sites), and establish urban Community Supported Agriculture; 3) provide culturally relevant cooking and nutrition education through Hebni Nutrition for low-moderate income families; and 4) Work with IFAS and Good Food Central Florida Food Policy Council to disseminate information about the overall project, including urban CSA's.

TIGER II: LYNX (Bus System) and the City of Orlando received an estimated \$10 million TIGER II grant to construct a 2.1 mile Bus Rapid Transit (BRT) system west of I-4 to serve the Parramore area and the Creative Village development. Administered by LYNX, the project will be completed by mid-2017 and will enhance public infrastructure as well as improve bus, bicycle and pedestrian connectivity. The TIGER II Grant project, in combination with the brownfields grant, will further support the revitalization in the WORZ and connect WORZ residents to jobs region-wide.

Florida Brownfield Program: The City will strive to leverage its EPA grant dollars with the incentives offered through the Florida Brownfields, including: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup and assessment, up to a maximum of \$500,000 per year per site); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2,500 tax refund/each new job created); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields project; 75% for brownfield project with affordable housing component or health care); and Brownfields Liability Protections (as provided statutorily). These State incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects.

Florida Department of Environmental Protection: As appropriate, the City will coordinate with FDEP to access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfield Assessment Assistance for assessment/source removal activities. Orlando will also promote private sector development and facilitate existing incentive programs and provide

assessment/future remedial funding resources to encourage redevelopment of environmentally impaired properties

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. i. Community Involvement Plan: In order to ensure robust community involvement and a continuous line of communication, the City first established a small local Brownfield Advisory Committee in June 2007. As part of the City's FY 2012 US EPA Brownfield Grant award, an expanded Brownfield Advisory Committee (BAC) was formed, composed of City staff, area residents, business owners and the Department of Health. As part of this effort, a community outreach plan was developed and monthly brownfield committee meetings were established. Community-based organizations were also asked to select a representative to serve on the BAC, to assist in identifying potential brownfield sites, help develop a history of sites, publicize projects, explain goals of the assessment program, and keep the community informed. Public meetings were also held and a successful website was developed that contains all brownfield research and reports.

The City will seek both public input and professional assistance in the site selection process for assessment activities conducted under this award. Each site will be evaluated on a case by case basis, with special attention paid to those projects that are community based and community driven. The BAC will work to address the issues and concerns the community has about sites, assessment processes, or other brownfields issues. The BAC will also assist in visioning and goal setting to establish community priorities for reuse of brownfield sites. It is the hope of the City that the membership of community based organizations on the BAC will increase participation from all interested groups. It is anticipated, that public meetings will be held annually, and as needed, to monitor progress, advice on reuse of brownfield sites, and inform the public of progress and results of program activities. The applicant has already received feedback from citizens eager to serve on the BAC, if this application is accepted.

ii. Communicating Progress: The proposed communications strategy is multifaceted, involving press relations and releases in local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings, presentations to county/city commissions, community organizations (i.e., service and civic clubs, local neighborhood improvement organizations, chambers of commerce, realtor and builder associations, and with individual/groups of stakeholders). The City has a full-time Public Information Officer who distributes a weekly newsletter and highlights activities within the City. These resources will be available for use in the communication strategy developed for the Brownfields Assessment Program.

Furthermore, due to the sizeable population of Hispanic residents who may be impacted by any assessment, cleanup and redevelopment efforts, the City will ensure they are included in all discussions and that bilingual staff and printed materials will be available, if necessary. In addition, the City will ensure that it makes full use of bilingual City staff and consultants to ensure that all residents are informed and involved throughout the process of brownfields redevelopment.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: To ensure project success, the City will utilize its long-standing partnerships with local, State, and Federal organizations, including environmental and health agencies. As an integral part of its Brownfields Program, the City will work extensively with FDEP to ensure the appropriate assessment measures are being achieved. Orlando will leverage its EPA grant dollars with state incentives offered through the Florida

Brownfields Program and FDEP offices. Additionally, when appropriate, the City will coordinate with FDEP to access FDEP CERCLA 128(a) Targeted Brownfield Assessment Assistance for assessment/source removal activities. City partnership with State and Federal agencies help the community achieve sustainable and equitable approaches to brownfields redevelopment, making a more attractive, economically viable, and socially diverse City.

ii. Other Governmental Partnerships: The City will partner with the Florida Department of Health in Orange County and East Central Florida Regional Planning Council, which are experienced in environmental health, particularly in the development and implementation of Health Assessments. Assessments help community members, policy makers and others understand how historic industrial/commercial uses and new development impact the physical and economic health of both the individual and community as well as identify specific interventions to create positive health changes. They are also a systematic way in which to gather both qualitative and quantitative measurable data on the issues potentially impacting health, which integrates well with brownfield related activities.

c. Partnership with Community Organizations

i. Community Organization Description & Role: The City is fortunate to have the support of its community members in applying for this grant. It has received numerous pledges of assistance from community based organizations as it formulates its expanded Brownfields program. The following organizations have committed to support the City's program.

Organization	Commitment
Good Food Central Florida (GFCF)	Public outreach, education and advisory board
East Central Florida Regional Planning Council (ECFRPC)	Health Assessment
Health Council of East Central Florida (HCECF)	Public outreach and advisory board
Center for Multicultural Wellness and Prevention	Public outreach and education
Growing Orlando	Outreach and committees
Florida Department of Health at Orange County	Public outreach
Fleet Farming	Public outreach and identifying potential farmlette sites.
Hebni Nutrition Consultants	Public outreach and marketing
UF- Institute of Food and Agricultural Services (IFAS)	General support
LIFT Orlando	Outreach and advisory boards
Orlando Housing Authority	Public Outreach, disseminate info, and site selection
Seed to Source	Public outreach and advisory boards

ii. Letters of Commitment: Please see letters of commitment attached to Appendix B

d. Partnerships with Workforce Development Programs: The City will coordinate with local job training groups, through ECFRPC and its partners, such as Economic Development Commission and the Jobs Partnership, in order to implement a strategy to link job seekers within the community to potential employment opportunities in brownfield assessment or redevelopment that result from the City's brownfield program. These organizations have both the capacity and

experience to support broad-based vocational efforts. Additionally, the sites that will be assessed for fleet farming will create jobs for residents in urban agriculture.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: Many of the potential contaminants at the WORZ sites are known carcinogens or toxic chemicals that at various exposure levels may lead to cancers and diseases within our communities. Demolishing deteriorating structures will decrease localized particulate matter, improve air quality and reduce asthma issues for children nearby. Because the identified brownfields are typically located in impoverished areas, the City will begin the process of addressing environmental justice concerns in its neighborhoods. Redevelopment of priority brownfields will improve resident's health and welfare by removing sources of contamination, thereby limiting inhalation, ingestion, and contact exposures that may lead to cancer risks, respiratory distress, and other health concerns affecting residents. If elevated lead levels are found in the targeted area or any site near residential population, the City will work with the local Health Department to follow up with appropriate testing, ensuring that resident health is protected throughout the terms of the grant and beyond.

Identification and redevelopment of high-risk sites will minimize the chances of human exposure to toxicity as a direct result of activities that could be completed with these funds. By educating the residents and identifying the potential dangers, residents can take necessary precautions. By removing contaminants in the environment, and redeveloping in environmentally friendly ways, many environmental benefits will be realized. With cleaner soil and water, vegetation can thrive, and wildlife will be abundant. Further, the clean-up of brownfield sites will result in cleaner air and water overall for the WORZ.

The City anticipates a number of additional environmental benefits, beyond the assessment and remediation of contaminants, associated with the sustainable redevelopment of sites assessed under this grant, including: reuse of existing infrastructure for redevelopment with lower infrastructure costs; enhanced energy efficiency and use of alternative, renewable energy sources; reduction in runoff and improved storm water management; improved pollution control and air quality; reduced water usage; increased access to local, healthy food, increased greenspaces in the community; and sustainable development including the use of recycled construction materials.

Integrating Equitable Development or Livability Principles: The City of Orlando's brownfield assessment grant will directly support the Federal Livability Principles, as follows: (1) ***Provide more transportation choices*** – infill development enables walking and biking to be viable choices; (2) ***Promote equitable, affordable housing*** – addressing brownfields particularly in lower income, minority neighborhoods enhances housing choices and promotes the care and redevelopment of affordable housing; (3) ***Increase economic competitiveness*** – the redevelopment of brownfields generates jobs and business opportunities; (4) ***Support existing communities*** – focusing program efforts to involve residents of the disadvantaged communities will strengthen the neighborhood as issues are addressed; (5) ***Leverage Federal Investment*** – in addition to the EPA funding, the City will leverage funds from available state/federal tax incentives, federally sourced grant funds, private corporate contributions, as well as incentives provided by the Florida Brownfields program and Florida Department of Environmental Protection (FDEP) assistance programs to achieve the overall redevelopment goals for the WORZ; and (6) ***Value communities and neighborhoods*** – working to address environmental deficits within these predominately low-income neighborhoods to enhance residents' quality of life. -

b. Economic and Community Benefits: If awarded, this EPA Assessment grant will provide a host of economic benefits to the people of WORZ area, including: creation of jobs, both temporary and permanent; generation of wages and increased consumer power; expansion of the community tax base, both through enhanced property tax value and elevated tax revenues; and reduction of blight and improved community image to entice end users.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The City affirms it had no adverse audit findings. The most recently completed audit was conducted on March 2016.

b. Programmatic Capability: Upon receiving notice of an assessment grant award, Orlando will assemble its Brownfield Team (also members of the larger BAC) to oversee the activities and requirements of the grant. The team will be comprised of representatives from various city departments with a variety of experience. Additionally, the City will contract services to assist with completing EPA quarterly reports, MBE/WBE forms, and EPA ACRES database and outreach to stakeholders.

The Brownfield Project Manager/Director, **Chris Castro**, Director of Sustainability and Energy at the City of Orlando, is the City's Brownfields point-person. He sits on several nonprofit boards, including the US Green Building Council of Florida (USGBC-FL), Florida Green Chamber of Commerce (FGCC), Florida Renewable Energy Association (FREA), and the World Economic Forum's Global Shapers Community. He has also recently joined the Advisory Board for the UCF clean energy research institute, the Florida Solar Energy Center (UCF), and the Valencia College's Engineering and Computer Science department. Mr. Castro holds a B.S. Environmental Studies and Policy with a minor in Energy & Sustainability from the University of Central Florida and has several technical certifications including LEED accreditation.

Mary-Stewart Droege, will assist Mr. Castro manage the brownfield program. Ms. Droege (Economic Development Department-Planning Division) has been a planner for over 17 years with the City of Orlando. Ms. Droege has a background in health, federal funds administration as it relates to community redevelopment and brownfields. She also served as the Physical Environment and Policy Committee Chairperson for Get Active Orlando (GAO), a successful and innovative City initiative which served to implement policies and practices that strengthen community capacity to support healthy lifestyle behavior. She is currently facilitating Good Food Central Florida, a local food policy council and is active in the development and siting of community gardens and farmers markets. In addition to speaking at a number of Florida American Planning Association and local brownfield conferences, promoting the US EPA Brownfield programs and local food, she has also participated in best practices development, thereby assisting other US EPA grantees. Ms. Droege holds a Master's Degree in Urban Planning from the University of Montreal and a Master's Degree in Health Sciences from the University of Florida. Ms. Droege will coordinate the Health Assessment to be administered by East Central Florida Regional Planning Council along with the Brownfield Manager/Director and Coordinator.

Dan Dashtaki, Environmental Control Manager, oversees environmental assessment and remediation projects for the City of Orlando, including the two recent US EPA Brownfield grants, one for assessment and one for cleanup. Additionally, he currently manages the City's Reclaimed Water Program and Industrial Waste Pre-treatment Program along with 11 employees. Mr. Dashtaki also works closely with the City's Real-Estate Division in conducting environmental due

diligence prior to property acquisition. He received his Bachelor of Science in Environmental Engineering from University of Central Florida.

David Bass, will serve on the Brownfield Committee, is the Division Manager for Wastewater with the City of Orlando, he works on a variety of environmental and land use issues. In addition to being a licensed attorney in Florida, Mr. Bass is also a registered professional engineer, licensed in both the States of Florida and Michigan. Prior to (and during) law school, Mr. Bass worked as an environmental engineer, and has more than 25 years of private-sector consulting experience in environmental engineering and project management, with significant experience in the Phase I and II Environmental Site Assessments, Brownfield Site Assessment and Remediation, Hazardous Waste Contamination Assessments, underground storage tank closure/removals, remediation of petroleum and hazardous waste contaminated sites, wetlands mitigation projects, environmental resource permitting, and ecological due diligence projects. Mr. Bass has helped manage the City's recent EPA Brownfield Grants for both assessment and cleanup. Mr. Bass is also an adjunct professor of both environmental law and land use law at the Florida A&M University College of Law, as well land use controls and environmental law for non-law students at Rollins College.

Paul Lewis will provide oversight of the proposed Health Assessment (HA). For close to 30 years, Mr. Lewis has provided innovative, effective, and invaluable service to the citizens of the City of Orlando as an urban planner. His visionary leadership in the creation and implementation of Orlando's Lake Nona/Medical City development and Baldwin Park, two New Urbanism-based projects known nationally for their quality of design, is well known and respected in the Central Florida region. He is Orlando's foremost expert in future land use form, analysis & long-range visioning, developments of regional impact, population and economic forecasting, aviation land use planning, as well as parks and open space planning. Mr. Lewis was the City's overall project manager for the Parramore Comprehensive Neighborhood Plan, which is a health-focused, transect-based redevelopment plan for an historic African-American community in Downtown Orlando.

c. Measuring Environmental Results: Outputs: Number of brownfield sites identified and prioritized, number of community meetings, number of citizens reached, number of Phase I and Phase II site assessments, and number of brownfield site reuse plans developed. Outcomes: 1) improve community safety by eliminating the physical hazards and havens for criminal activity; 2) create economic development opportunities; 3) improve public health; and 4) provide education and employment opportunities to residents through the urban agriculture applications.

a. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant: In 2012, the City of Orlando received an EPA Assessment Grant and in 2013 it received an EPA Cleanup Grant that focused on the Parramore neighborhood, which is one of the neighborhoods within the WOPZ. The City has maintained a successful history of managing these and other agreements, meeting and complying with reporting requirements, submitting final acceptable technical reports, and reporting on its progress and results under these agreements.

1. Accomplishments: The City of Orlando received a 2012 US EPA Community-Wide Assessment grant addressing hazardous substances and petroleum monies were used to conduct an inventory of sites, perform Phase I and Phase II environmental site assessments, and develop cleanup plans. The Environmental Data Resources (EDR) report conducted under this grant

identified more than 450 registered facilities within the Parramore community. Several of these facilities had already, or were undergoing some sort of site rehabilitation through various cleanup programs offered through the EPA or the State of Florida. Some sites were also undergoing voluntary assessment and cleanup. The review of the EDR further revealed that 32 privately-owned sites, and 115 sites owned by the city, were identified as potential candidates for Phase I and II assessment activities using brownfield grant funding. Out of these identified sites, eight sites were ranked as the highest priority locations where brownfield assessment funding should be focused and a total of six sites received Phase I assessments and a total of three sites received Phase II assessments. Additionally, two cleanup plans were developed with the grant funds. Furthermore, grant funds were also used to support community outreach activities and develop a Public Health Monitoring Plan (PHMP). The PHMP was completed in December 2013, and provided the framework for a popular school teacher training asthma program, which also revealed the critical need for more asthma education and outreach. The outputs and outcomes of the 2012 EPA Assessment Grant are accurately reflected in the ACRES at the time of this proposal. In 2013 the City of Florida received a \$200,000 EPA Cleanup Grant that ended on September 30, 2016. Under this grant program, the City has performed clean-up activities at an 8.2 acre site at the southwest corner of Parramore Avenue and Bentley Street (Creative Village PD area).

2. Compliance with Grant Requirements: The City finished the 2012 EPA Assessment Grant in a timely manner on September 30, 2015. The City has complied with all tasks and terms and conditions of the previously funded EPA Assessment grant. Pertinent quarterly progress reports and associated DBE documentation addressing contractor money going to women-owned or minority-owned were submitted in accordance with EPA reporting requirements and in a timely fashion. Property specific information about the parcels assessed under the hazardous substances and petroleum grants was also submitted and is regularly maintained via the online Assessment Cleanup Redevelopment Exchange System (ACRES) database.

The 2013 EPA Clean up Grant was completed on September 30, 2016. The City has complied with all tasks and terms and conditions of the EPA cleanup grant. EPA quarterly progress reports have been submitted in accordance with EPA reporting requirements. The grant funds have been used to address the western portion of the former Centroplex site (Creative Village site) located at northeast corner of West Livingston Street and North Parramore Avenue. Historically, the site had been used as an armory, dry cleaner, and federal research and testing facility.

Guiding the activities of the above assessment and cleanup grants was a brownfield committee, comprised of citizens and staff. Feedback from committee participants indicated the need to focus on more than just the Parramore neighborhood. This grant application reflects this feedback and addresses the WOPZ including Parramore and the area's western neighborhoods. The table below provides additional information on the previously funded EPA Grants.

Grant Program	Grant Period (Start and end date)	Funds Remaining	Plan to expend the funds by the end of the grant period.
2012 EPA Brownfield Assessment (BF-95498212)	Oct 30, 2012-Sept 30, 2015	No funds remaining	No funds remaining
2013 EPA Brownfield Clean up Grant (BF-00D10313)	Oct 30, 2013-Sept 30, 2016	No funds remaining	No funds remaining

City of Orlando, Florida
Application for Funding: FY2017 Brownfields Assessment Grants

THRESHOLD CRITERIA

1. Applicant Eligibility:

The City of Orlando, FL is the applicant for this assessment grant. As a city government, Orlando meets the applicant eligibility requirements.

2. Community Involvement

In order to ensure the proper community involvement and a continuous line of communication, the City established a Brownfield Advisory Committee (BAC) in June 2007 to serve the City's Brownfield redevelopment program. This group was bifurcated as part of the FY 2012 US EPA brownfield grant and certain members from the earlier group participated in the EPA grant efforts. As part of this effort, a community outreach plan was developed. Community-based organizations were also asked to select a representative to serve on the BAC to assist in identifying potential brownfield sites, help develop a history of sites, publicize projects, explain goals of assessment program, and keep the community informed. Public meetings were also held and a website was developed that contains all brownfield research and reports.

The City will seek both public input and professional assistance in the site selection process for assessment activities conducted under this award. Each site will be evaluated on a case by case basis, with special attention paid to those projects that are community based and community driven. The BAC will work to address the issues and concerns the community has about sites, assessment processes, or other brownfields issues. The BAC will also assist in visioning and goal setting to establish community priorities for reuse of brownfield sites. It is the hope of the City that the membership of community based organizations on the BAC will increase participation from all interested groups. Public meetings will be held at least twice yearly and as needed to monitor progress, advice on reuse of brownfield sites, and inform the public of progress and results of program activities.

3. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposal Only):

N/A - The City of Orlando is applying for a Community-Wide Assessment Grants (**Hazardous Substances \$150,000 and Petroleum \$150,000**) for a total of \$300,000 EPA funding.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Orlando, Florida

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000396

* c. Organizational DUNS:

0703436400000

d. Address:

* Street1: 400 South Orange Avenue, 9th Floor

Street2:

* City: Orlando

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 32801-3302

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Chris

Middle Name:

* Last Name:

Castro

Suffix:

Title: Director of Sustainability

Organizational Affiliation:

Office of Sustainability & Energy

* Telephone Number: 407-246-3463

Fax Number:

* Email: chris.castro@cityoforlando.net

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

*** Title:**

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Orlando Communnity-Wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

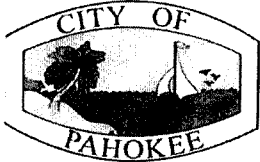
Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



207 Begonia Dr.
Pahokee, FL 33476
Phone: (561) 924-5534
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www.cityofpahokee.com

City of Pahokee

Office of the City Manager

2nd December 2016

Atlanta Federal Center
Barbara Alfano
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

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CITY CLERK

Gary Brandenburg
CITY ATTORNEY

RE: Brownfields Community-wide Assessment Grant Application
RFP No: EPA-OLEM-OBLR-16-08
City of Pahokee, Florida

Dear Ms. Alfano:

Please accept the enclosed application on behalf of the City of Pahokee, Florida, for an EPA Brownsfields Assesment Grant. Pahokee has some of the most distressing indicators of need in the State of Florida. When you think of Palm Beach County, you think of white sandy beaches, sapphire blue waters of the Atlantic, long, clean, boulevard lined with tall palm trees, and limitless wealth of displayed in million dollar homes, million dollar yachts, and booming businesses. Unfortunately, this is not Pahokee. The City of Pahokee lies at the far west end of the county along the shores of Lake Okeechobee, Florida's largest inland lake. Pahokee is a town barely clinging to life following one economic setback after another. The unemployment rate in Pahokee is 21.1% and the poverty level is 33.8% which is approximately one-third of its population living in poverty.

The City of Pahokee has identified over a dozen brownfields properties that need to be addressed. Although, only a preliminary inventory has been conducted, there are many more properties that would qualify for EPA Brownfields funding. The brownfield sites identified so far include: two dry cleaners, four gas stations/convenience stores, one automotive/engine repair shop, the former wastewater treatment plant, the former city hall, the old Pahokee High School, one retail center and four vacant buildings with unknown historical use. Pahokee is planning to focus on brownfield sites along Main Street and Lake Avenue near the lakefront of Lake Okeechobee. Five of these sites are considered to be high priority sites based on their threat to human health and the environment as well as having immediate redevelopment potential. With the City revenues continuing to decrease, a greater burden is put on the City to address these sites. Without some economic assistance, the City simply cannot fund this project. The City of Pahokee implores the EPA Brownfields Program to give this application consideration for funding. Please feel free to contact Jongelene Adams at 561.924.5534 ext. 2005, if you have any additional questions regarding this application.

Sincerely,


Chandler F. Williamson, MPA
City Manager

Cc: Jongelene Adams, Dir. Economic & Community Development
Tammy Jackson-Moore, Deputy City Manager

a. Applicant Identification	City of Pahokee City Hall 207 Begonia Drive Pahokee, Florida 33476
b. Funding Request: i) Grant Type: ii) Assessment Grant Type: iii) Federal Funds Requested: iv) Contamination:	Assessment Community-wide \$300,000 \$150,000 hazardous substances \$150,000 petroleum
c. Location:	Pahokee, Palm Beach County, Florida
d. Property Information	Not Applicable
e. Contacts i) Project Director ii) Chief Executive	Jongelene Adams Director of Economic & Community Development 207 Begonia Drive Pahokee, Florida 33476 561.924.5534 ext. 2005 jadams@cityofpahokee.com Tammy Jackson-Moore Deputy City Manager 207 Begonia Drive Pahokee, Florida 33476 561.924.5534 ext 2001 tjackson-moore@cityofpahokee.com
f. Population: i) General Population: ii) Not a municipal form of government: iii) Persistent Poverty County:	6,003 Not Applicable No
g. Regional Priorities Form, Other Factors Checklist:	Attachment A, Attachment B
h. Letter for State Environmental Authority:	Attachment C

1. COMMUNITY NEED

1.a. Target Area and Brownfields

1.a.i. Community and Target Area Descriptions

When you think of Palm Beach County, Florida, you think of white sandy beaches; sapphire blue waters of the Atlantic; long, clean, boulevards lined with tall palm trees; and limitless wealth displayed in million dollar homes, million dollar yachts, and booming businesses. Unfortunately, this is not Pahokee. The City of Pahokee lies at the far west end of the county along the shores of Lake Okeechobee, Florida's largest inland lake. Pahokee is a town barely clinging to life following one economic setback after another. Pahokee arose as a community from the old sugar cane industry that dominated most of south-central Florida, due to its rich black fertile soils. While the sugar industry may have thrived here for over one hundred years, the workers of this industry did not.

Pahokee is a Seminole name for the everglades, which translates into 'grassy waters'. Much of the five square miles of the city once belonged to the State of Florida. The settling of Pahokee began around 1915 and became incorporated in 1922. It soon enjoyed a thriving commerce and became known as the "Winter Vegetable Capital of the World". However, in 1928, tragedy struck Pahokee when one of the worst hurricanes on record blew through the town. Overnight, the town was almost literally washed away when the dike surrounding Lake Okeechobee broke, causing massive flooding throughout the area. It is estimated that 2,500 to 3,000 people lost their lives that day, making this hurricane the second-deadliest natural disaster in US history. The local government entities were so overwhelmed with all the dead bodies that they eventually resorted to burying the dead in mass graves near town. This story was recounted in the Sun Sentinel Newspaper article entitled *Florida's forgotten storm: The Hurricane of 1928*, dated September 14, 2003.

Life and the "big sugar" industry continued in Pahokee, and the town gradually rebuilt. Today, a massive 30-foot high levy exists where the former 5-foot tall levy had once broken. But big sugar is now in decline and so is Pahokee. Poverty is the most evident characteristic when you pass through the town. A Palm Beach Post article, dated August 21, 2015, entitled *Is it the end of the line for Pahokee*, describes the once agricultural dynamo as now being an economic ghost town. The article goes on to say that "more than one in four people who want to work have no job. Taxable income has dropped from \$99 million in 2007 to \$66 million in 2014. A fifth of the population has fled in the past 15 years". Pahokee is on the list of only 13 Florida municipalities that have been classified as in "a state of financial emergency". It is not hard for the residents to worry about the future of Pahokee.

Can Pahokee arise from its current blight and poverty-stricken condition? One only has to stand on the banks of the mighty Lake Okeechobee to imagine a brighter future. Standing on the banks of the massive lake almost seem like you are on the shore of the Gulf of Mexico. A vision of condominiums, hotels, a marina, and seafood restaurants could all be a part of the next chapter of this city. The City of Pahokee sees this vision too and invites other government entities like the United States Environmental Protection Agency (EPA) to join in partnership with the City to make this vision possible. For Pahokee to survive, and this incredible vision to become reality, Pahokee needs all of the sources of funding that it can get, and the EPA Community-wide Assessment grant is a much needed tool to address blighted and abandoned properties to gain some momentum.

1.a.ii. Demographic information and Indicators of Need

Pahokee has some of the most distressing indicators of need in the state of Florida. The unemployment rate in Pahokee is 21.1% compared to the County, State and U.S. unemployment rates of 6.5%, or less. The poverty level is 33.8 % for Pahokee, which is approximately one-third of its population living in poverty. The poverty level for female head of households with no husband present (47.8%) is almost double that of the county, and more than 50% higher than that of the state and national averages. The population living on food stamps or government assistance is 27.1%, which is over double the county and national averages. According to the National Center for Education Statistics, 2013-2014, over 94% of the students in Pahokee Schools are eligible for free or

reduced price lunches compared to the national average of 52.35%. Per capita income in Pahokee is less than half of what it is in the county, state and U.S. Both the median household and median family income are also less than half that of the county and U.S. income.

The following table represents the disparity of the target area compared with national, state, and county average statistics.

Metric	US	Florida	Palm Beach County	Pahokee
Population	314,107,084	19,361,792	1,359,074	6,003
Minority Population	37.2%	43.4%	41.6%	90.7%
Unemployment Rate	5.8%	6.5%	6.5%	21.1%
Per Capita Income	\$28,555	\$26,499	\$33,072	\$12,994
Median Household Income	\$53,482	\$47,212	\$52,878	\$27,348
Median Family Income	\$65,443	\$57,176	\$65,331	\$32,471
Poverty Level	15.6%	16.7%	14.6 %	33.8%
Less than High School Education	7.8%	8.1%	6.5 %	15.5%
Poverty Level with female householder, no husband present	30.9%	29.2%	26.2 %	47.8%
With Food Stamp/SNAP benefits (past 12 months)	13.0%	14.3%	11.6%	27.1%
Housing Units with no vehicle	9.1%	7.1%	6.6%	13.0%

Data from American Community Survey 2010-2014

Bold type indicates significant disparity

As shown in the above table, significant disparities exist in Pahokee. The table also shows that Pahokee has sensitive populations at risk from exposure to brownfield properties. The minority population living in Pahokee is among the highest in the state with a population with 93.5%. Over 25% of the black population is receiving SNAP benefits compared to 5.8% of the white population. Approximately one-third (32.8%) of the children under 18 in Pahokee live in poverty. In addition, the population lacking a high school education (15.5%) is approximately double the national average of 7.8%. There is also a significant Hispanic population in town that feels the economic disparities. For example, the per capita income for Hispanics in Pahokee is 26% less than the non-Hispanic white population.

1.a.iii. Brownfields And Their Impacts

A preliminary inventory conducted by the City of Pahokee identified over a dozen brownfield properties that need to be addressed. Although various other abandoned properties are located throughout the city that may or may not have environmental impacts, the brownfield sites identified so far include: two dry cleaners, four gas stations/convenience stores, one automotive/engine repair shop, the former wastewater treatment plant, the former city hall, Pahokee High School, one retail center and four vacant buildings with unknown historical use. Pahokee is planning to focus on brownfield sites along Main Street and Lake Avenue near the lakefront of Lake Okeechobee. Five of these sites are considered to be high priority sites based on their threat to human health and the environment as well as having immediate redevelopment potential. These sites and potential environmental issues associated with them are as follows:

- **Robert J. Schroder Water Treatment Plant (WTP)** – The former WTP is located at the waterfront at the northeast corner of Lake Avenue and Main Street. The WTP is situated on approximately 1.6 ACRES with high visibility on the lake front.. There are very large above

ground tanks on the property with several concrete block buildings and an old water tower. The property is located approximately 400 feet from a residential area and 350 feet from Lake Okeechobee. Trihalomethanes are the primary concern that may have seeped into the groundwater.

- **Former City Hall** – The former City Hall is located across the street (Lake Avenue) from the wastewater treatment plant. The site encompasses approximately 1.85 ACRES on the waterfront. Four buildings occupy the site and vary from one to two stories in height. The property is located approximately 100 feet from a residential area and 350 feet from Lake Okeechobee. The City has plans for this scenic waterfront property to be redeveloped into a hotel and a tourist destination. The site may contain Asbestos. Asbestos is a known carcinogen and causes lung cancer and mesothelioma.
- **Former Dry Cleaners** – The former dry cleaners is also located along the waterfront at 331 Main Street. The property is approximately 0.43 in size and is located approximately 550 feet from residences and 330 feet away from Lake Okeechobee. Even more disturbing, the site is **currently occupied by a daycare facility and it appears that no environmental assessment has been performed on the property.** The contaminants suspected to be at the site include PCE, TCE, and carbon tetrachloride. These contaminants are known to cause cancer, kidney and liver disorders.
- **Former Pahokee High School** – The building is on the 700 block of 221st Street. The school is situated on an approximate 1/2-acre lot and is located approximately one block from a residential area. The site may contain Asbestos. Asbestos is a known carcinogen and causes lung cancer and mesothelioma.
- **The Former Gas Station**– The facility previously included a gas station and has been demolished. The site is located at the corner of Main Street and Annona Street. The site occupies approximately 0.70 ACRES, and is located less than 50 feet from residences and less than 600 feet from Lake Okeechobee. Petroleum related contaminants are known to contribute to cancer. Possible contaminants typically found at old service stations are: various volatile organic compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), MTBE, and heavy metals. **Both benzene and lead are common contaminants found at this type of brownfield, and exposure has known health effects including: low birth weight, preterm birth, birth defects, and impaired cognitive development.**

All of the sites above are blighted and pose safety and environmental concerns. The deteriorating structures at these sites need to be addressed along with the potential impact that these site may pose to the Lake, which is Pahokee's biggest asset and greatest potential draw to tourism.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

Blight is a major impact to the welfare of Pahokee. Driving through some areas of Pahokee unfortunately can be akin to driving through a war zone. Some buildings are collapsing while others have broken windows, graffiti, and overgrown vegetation. They not only need to be addressed from an aesthetic standpoint, they also need to be addressed from a safety standpoint. Some of these structures are believed to have asbestos and lead-based paint, which is a safety concern for anyone that might enter them. These deteriorating buildings can have faulty wiring and can be fire hazards, which creates a bigger burden on city services. In fact, the one property on the inventory had already building previously burned down. Brownfield sites in town also tend to accumulate trash and debris. Abandoned properties typically attract more homeless in Pahokee, and homelessness is prevalent with 13 homeless shelters operating within the city limits.

Crime has been another impact from brownfields to the welfare of Pahokee citizens. According to Homefacts.com, the overall crime rate for the State/County was 94.68 in 2015, or 5.32 percent less than the national average. This same source reports the overall crime rate for Pahokee in 2015 to be 346.69, or 246.69 percent higher than the national average. Studies such as the "Experimental

Analysis of Neighborhood Effects” performed by Kruger in 2007 have shown that neighborhood deterioration is linked to higher levels of: depressive symptoms, violence, drug use, and crime statistics. In addition, there is a lack of community services in Pahokee since so many of the businesses have closed, including the town’s only hospital. Additionally, there is no public transportation and there is a shortage of grocery stores. The US Department of Agriculture, Economic Research Service, *USDA-Food Research Atlas 2010*, estimates the percent of low income population with low food access is 24.31 percent, which is almost four times higher than the national rate of 6.27.

1.b.ii. Cumulative Environmental Issues

On September 6, 2016, an article written by Captains for Clean Water, stated this about the area: “Our estuaries are reaching their tipping point, and eventually we will cross that line, if the root of the problem is not addressed. It is not only in our best interest, it is also our responsibility to fight to protect the resources we depend on. The draining of the Everglades is our metaphorical factory. Special interest groups, namely large corporate agricultural interests located in the historic Everglades, spend tens of millions of dollars spreading misinformation about these issues, in hopes of distracting the public from the biggest problem-the sugarcane fields that stand in the way of meaningful restoration”. These sugarcane fields have been found to have elevated levels of arsenic from agricultural spraying from pesticides and they are making their way into Lake Okeechobee as well. On July 22, 2014, an article published by Sovereign Investor Daily entitled *Your Drinking Water Could be Killing You* stated that “When it was dredged several years ago, arsenic and other pesticides were discovered in the mud”. These elevated levels of arsenic and other pesticides can be ingested by fish and can then make it up the food chain. Many impoverished residents of Pahokee are known to supplement their food supply by catching fish from the lake, putting them at higher risk for contamination.

There also appears to be cumulative environmental issues with the water in Pahokee. In 2002, the Region 4 office of the EPA asked the Agency for Toxic Substances and Disease Registry (ATSDR) to determine whether the levels of total trihalomethanes (THMs) detected in the Pahokee and South Bay Florida public water systems present a public health hazard to residents of these communities.

1.b.iii. Cumulative Public Health Impacts

Brownfields and cumulative environmental issues are having an impact on the residents of Pahokee in many ways. Cumulative issues such as the THMs in Pahokee’s drinking water are definitely a concern. A definitive conclusion regarding the potential public health hazard of THM exposure at Pahokee could not be determined for all populations. However, the results were “suggestive of a potential association between adverse birth outcomes (developmental /reproductive) as well as bladder cancer levels below those reported to have been historically common in Pahokee and South Bay communities”. More studies need to be performed to determine the impact that arsenic and pesticides are having on the Pahokee community, but arsenic and many chemicals in pesticides are known to cause cancer. There is no data available smaller than county statistics, but the counties that have similar everglades conditions to Pahokee have much higher cancer rates than the Florida average. For example, Okeechobee County, which is in close proximity to Pahokee and has similar agricultural and topographical conditions, has a cancer rate of 195.45 compared to the Florida rate of 156.1 according to the Florida Department of Health, Florida Charts. It is very likely that the large population living in West Palm Beach and along the coastline of Palm Beach County skew the statistics relating to Pahokee.

To what extent the brownfields are impacting the public health is not fully known, but there are alarming potential links to the contaminants that can be present at Pahokee’s brownfield sites. The former dry cleaners that is now a day care may have leaked solvent contaminants like carbon tetrachloride, trichloroethylene (TCE), and Tetrachloroethylene (PCE) that are known to

cause cancer, respiratory problems, liver/kidney damage, nerve damage, skin irritation, and headaches. THMs in the groundwater beneath the WTP is also a concern due to the proximity of Lake Okeechobee.

Sites like the former City Hall and the former Pahokee High School need to be assessed for asbestos-containing materials (ACM). Asbestos is known to cause lung disease such as asbestosis and cancers such as mesothelioma.

1.c. Financial Need

1.c.i. Economic Conditions

The gradual decline of the sugar cane industry has played a major role in Pahokee's economic decline. "Big Sugar" has been the dominant agricultural industry in South Florida, but has also become less of an employer of the native population due to an increase in automation. With less jobs in the sugar cane industry, a ripple effect began years ago that continues to spread to other businesses including service establishments. Pahokee has continued to see declining revenues resulting from a shrinking tax base and job loss. From 2014 to 2106, Pahokee's revenues decline from \$4,370,800 to \$3,540,137. That is a revenue decline of over 23%. The City currently operates on a shoestring budget, and continually has to find ways of making more cuts each year. In addition, Florida has no state income tax to draw from for capital improvements. Unemployment is currently at 21.1%, which is the 12th highest in the state of Florida according to ZipAtlas.com. There are no longer any major employers outside the agricultural industry, indicated by the fact that the third largest employer in Pahokee is government (Citydata.com).

1.c.ii. Economic Effects of Brownfields

The economic conditions that are described above have led to a substantial increase in the number of brownfields within the city. Statistics from the US Department of Housing and Urban Development (HUD) show that 30.4% of the business addresses are vacant. With the City revenues continuing to decrease, a greater burden is placed on the city to secure economic assistance from other sources including the EPA Community-wide Assessment grant. In addition, Pahokee's foreclosure rate of 14.2 percent is among the highest in Palm Beach County, according to Huduser.gov. Housing values are also depressed. The US Census American Community Survey notes a 34% drop in value from \$106,600 in 2006-2010 versus \$79,100 in 2011- 2015. These vacancies are creating a greater burden on municipal services due to blight and crime issues. The violent crime rate in Pahokee is 11.86 compared to 4.62 in the state of Florida based on NeighborhoodScout.com. Property crime rate is 33.60 in Pahokee compared to the Florida rate of 28.13. These statistics certainly indicate that the increase in brownfield properties, lack of jobs and overall economic condition of the City is contributing to a higher level of crime. Residents of Pahokee also pay a special assessment fee of \$3.46 per \$1,000, which puts them at the legal maximum tax rate (mypalmbeachpost.com).

The deteriorating structures are also bad for business. In 2015, Pahokee lost a massive business opportunity. Guy Harvey, a major name in sport fishing, scrapped plans for an enormous marina resort "That was a terrible loss for the community" one resident said. He also commented "That would have provided jobs and put the town on the map" (www.wpbfb.com/articlefed-up-residents-seek-to-dissolve-pahokee/1326929).

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description, Timing, and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

Pahokee has developed a Comprehensive Plan and a Downtown Master Plan that aligns with EPA's mission for their brownfields program. The Comprehensive Plan is an overall plan covering several issues to achieve responsible growth. The Plan specifically covers elements dealing with future land use, transportation, housing, infrastructure, land conservation, recreation and open space development, intergovernmental coordination, capital improvements,

school facilities, and overall management. The Downtown Master Plan aligns with the Comprehensive Plan, but drills down to specific issues dealing with redevelopment planning of the downtown area and the waterfront. Some of the key objectives include 1) repair and upgrade the existing marina, 2) redevelop the former City Hall into a waterfront hotel, 3) redevelop the former Pahokee High School into the new City Hall Complex, 4) redevelopment of the historic Prince Theatre, 5) resurfacing of the major corridor coming into the city and upgrading the appearance of city entrances with landscaping.

Essentially, Pahokee's Plan revolves around the City's greatest asset, the waterfront. It is the most picturesque portion of downtown, and the more the City is able to attract development to the downtown area and waterfront, the more redevelopment will eventually spread through other portions of the town. Therefore, Pahokee is planning on using the brownfields funding to address the priority sites near the waterfront that include the former City Hall, the former WTP, the former Pahokee High School, the former gas station at the corner of Main Street and Annona Street, and the former drycleaners serving as a daycare. There are many other properties that need to be addressed but focusing on these five priority sites first will go a long way towards improving the overall health, welfare, and appearance of the downtown waterfront area.

The City of Pahokee is estimating to use the grant funding to conduct Phase I Environmental Site Assessments (ESAs) on 14 properties. Pahokee understands that Phase II ESAs will not be necessary on all of the properties. The City is planning to conduct Phase II ESAs with Site-specific Quality Assurance Project Plans (SSQAPPs) on approximately eight sites. Pahokee plans to use the grant funding to have Analysis of Brownfields Cleanup Alternatives (ABCA) and cleanup planning developed for up to four of the properties. Pahokee plans to use the remainder of the funding for project management tasks and reports such as quarterly reporting, ACRES database reporting, and Generic Quality Assurance Project Plan (QAPP) development.

2.a.ii. Timing and Implementation

The City of Pahokee is confident that they can complete all of the necessary tasks of the EPA Community-wide Assessment Grant within the 3-year grant period. Pahokee plans to expend approximately 35% of the funding in year 1, 40% in year 2, and 25% in year 3. Pahokee will move rapidly after the grant award, but prior to execution of the Cooperative Agreement so other tasks can be expedited following the award. Pahokee will solicit and select a qualified environmental consultant through a Request for Qualifications (RFQ) process, develop a Work Plan for submission to the EPA, and sign the Cooperative Agreement all prior to start date of the 3-year grant period. In addition, Pahokee will also utilize this time period to secure property access agreements for high priority sites. The City of Pahokee will adhere to the Brownfields Programmatic Requirements as stated in Section VI.E of the Guidelines for Brownfields Assessment Grants. Pahokee has developed the following schedule to begin after execution of the Cooperative Agreement:

Project Task	Responsible Party	Timing
Initiate RFQ Process	Jongelene Adams, City Staff	Before Start
Develop and Submit Work Plan	Jongelene Adams	Before Start
Select Environmental Consultant	City Staff	Before Start
Sign Cooperative Agreement	Jongelene Adams	Before Start
Access Agreements finalized	City Staff, Environmental Consultant, Government Partners	Before Start – Month - 3
Kickoff Meeting/Site Prioritization Finalized	Jongelene Adams, Environmental Consultant	Month 1-2
Phase I ESAs on priority sites/ QAPP and Site Plan development and submission to State and EPA.	Environmental Consultant, City Staff	Month 2-6

Phase II reports	Environmental Consultant	Month 12-30
Cleanup and Reuse Planning	City Staff, Environmental Consultant	Month 24-32
Grant Closeout	Jongelene Adams, City Staff	Month 34-36
EPA reporting	Jongelene Adams, City Staff, Environmental Consultant	Quarterly
ACRES reporting	Jongelene Adams, City Staff	Quarterly
Brownfield Advisory Committee (BAC) Meetings	Jongelene Adams, Community Partners, Environmental Consultant	Semi-annually, or as needed
Community Meetings	Jongelene Adams, Environmental Consultant	Semi-annually, or as needed

a) Contractor Selection: Within one month of award Pahokee will issue a Request for Qualifications (RFQ) for hiring a Qualified Environmental Consultant. The RFQ will be posted on the city website and published in the newspaper. The City Manager will be responsible for RFQ development and issuance of the RFQ. During month 2 the City will select a consultant. The City staff will then choose the most qualified contractor and immediately negotiate a contract with them.

b) Site Selection: Tasks to be completed will include ongoing public outreach events, conducting an estimated 14 Phase I ESAs, 8 Phase II ESAs, and developing up to 4 cleanup plans where needed for sites that have interested buyers or those that have a high potential for redevelopment. Pahokee has already had three community meetings discussing the application of the EPA Community-wide Assessment Grant and potential sites to be assessed. The City of Pahokee and the community have collectively determined the five sites (previously discussed) to be the highest priority. The City will continue to hold public outreach meetings along with BAC meetings that will be open to the public. Input received from these meetings will play an important role in helping to determine the ranking of the remaining sites to be assessed. In general, sites to be potentially purchased by the city will be considered a priority. Sites that pose an imminent threat to human health or the environment will also be considered high priority. Other considerations may include: interest in redevelopment; significant benefit to the community; potential cost for assessment and clean-up; redevelopment potential based on location of the site; and the potential of new job creation and the estimated number of new jobs.

c) Obtaining Site Access: Securing access at three of the five priority sites will not be an issue since they belong to the City. Pahokee will obtain site access agreement through their network of existing relationships and through educating the community through brownfields 101 workshops. Pahokee also plans to utilize the expertise of their qualified environmental consulting firm to meet with property owners and discuss obtaining site access agreements. The City may also consider purchasing brownfield sites at strategic locations in order to obtain access and facilitate redevelopment of the property. There are many sites that could benefit from the funds associated with the EPA assessment grant. The City does not foresee any issues with obtaining sufficient access to the sites.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Task 1. Project Management Costs:

The City of Pahokee is expected to incur certain project management costs associated with the implementation of the EPA Community-wide Assessment Grant. These costs will include time associated with preparation of quarterly reports, MBE reporting, ACRES database reporting, MBE/DBE reporting, financial reporting, meetings and communication with EPA, among other tasks. Pahokee estimates approximately \$9,000 for these costs which will be split evenly (\$4,500 each) between petroleum and the hazardous substance grants. Pahokee also plans to contract with an environmental consultant to perform most of the Project Management tasks. The contractual costs are estimated to be \$12,000, or approximately \$6,000 for hazardous substance grants and \$6,000 for petroleum grants to be split between all tasks.

Travel to conferences has been included in these costs. Pahokee will attend two national brownfields conferences and the Region 4 EPA New Grantees Meeting to gain additional insight for ensuring the success of the City's brownfields program. We anticipate cost for two attendees to attend one national conference at \$2,000 per person, which equals a total cost of \$4,000, (or \$2,000 for each of the petroleum and the hazardous substance grants). Pahokee is also budgeting a total of \$2,000 for two representatives to attend the Region 4 EPA New Grantees Meeting (or \$1,000 for each of the petroleum and the hazardous substance grants).

Task 2. Community Outreach: The budget for this task is for cost associated with engaging and educating the community concerning brownfields, preparing a Community Involvement Plan, and involving stakeholders in the process. Some staff members will be involved in the outreach activities which will be performed on an in-kind basis. Pahokee will also contract with a qualified and experienced contractor to assist in the outreach efforts. EPA funding for this task will be used to cover costs associated with meeting notification and the development of meeting materials, such as maps, educational handouts, flyers, and proposed schematic designs. The estimated cost for contractor to assist in the outreach efforts for three years is \$10,000 or \$5,000 for each of the petroleum and the hazardous substance grants.

Task 3. Phase I ESAs: Pahokee estimates approximately 14 Phase I ESAs are estimated to be conducted. Pahokee is budgeting \$35,000 for the 14 Phase I ESAs or approximately \$3,500 per site. Pahokee estimates that one-half of the Phase I ESAs will be conducted on petroleum sites and therefore \$17,500 of the total cost is budgeted for petroleum sites and \$17,500 is budgeted for hazardous sites. Phase I ESAs will be performed in accordance with EPA's All Appropriate Inquiries rule per 40 CFR Part 312 and the ASTM E1527-05 standard. This work will be subcontracted to a qualified environmental consulting firm that will be selected through a qualifications-based selections process.

Task 4. Phase II ESAs: The City estimates that 8 Phase II ESAs will be completed at \$24,000 per site for a total cost of \$192,000. This cost will be split evenly between the budget for hazardous and petroleum sites, which equals \$96,000 for hazardous sites and \$96,000 for petroleum sites. These estimated costs are only an average based upon previous work conducted in Pahokee under a previous brownfields grant, and will likely vary from site to site. Phase II ESAs will be performed in accordance with state and/or federal ESA standards and/or state UST standards for performing environmental assessments and will be governed by QAPPs and Health and Safety Plans that will receive prior EPA approval before beginning the Phase II ESAs. The Phase II ESAs will focus on the nature and extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined.

Task 5. Cleanup Planning: The City estimates completing clean-up plans for up to four sites at an estimated cost of \$9,000 per site for a total cost of \$36,000. Approximately one-half of the cleanup planning will be conducted on petroleum sites, therefore \$18,000 of the total cost is budgeted for petroleum sites and \$18,000 is budgeted for hazardous sites. This task involves preparing an ABCA, which will include conducting a feasibility study of remedial options and estimating cleanup costs based on specific or various redevelopment scenarios for the sites where Phase I ESAs were conducted. The majority of this task will be conducted by the environmental consultant selected to perform the assessments. Existing economic development plans and public input through community outreach will be utilized to direct redevelopment alternatives.

2.b.ii. Budget Table

The proposed budget for the EPA Community-wide Assessment Grant is presented in the following tables:

Budget for Petroleum Assessment Grant Funds

Budget Categories	Tasks					
	(Task 1) Project Management Costs	(Task 2) Community Outreach	(Task 3) Phase I Investigations	(Task 4) Phase II Investigations	(Task 5) Cleanup Planning	Total
Personnel	\$4,500					\$4,500
Fringe Benefits						
Travel	\$3,000					\$3,000
Equipment						
Supplies						
Contractual	\$6,000	\$5,000	\$17,500	\$96,000	\$18,000	\$142,500
Other						
Total	\$13,500	\$5,000	\$17,500	\$96,000	\$18,000	\$150,000

Budget for Hazardous Assessment Grant Funds

Budget Categories	Tasks					
	(Task 1) Project Management Costs	(Task 2) Community Outreach	(Task 3) Phase I Investigations	(Task 4) Phase II Investigations	(Task 5) Cleanup Planning	Total
Personnel	\$3,500					\$3,500
Fringe Benefits						
Travel	\$4,000					\$4,000
Equipment						
Supplies						
Contractual	\$6,000	\$5,000	\$17,500	\$96,000	\$18,000	\$142,500
Other						
Total	\$13,500	\$5,000	\$17,500	\$96,000	\$18,000	\$150,000

2.c. Ability to Leverage

Pahokee has identified many sources of leveraging over the past few years and will rely on these and other sources during the assessment grant period. Pahokee will leverage knowledge of the EPA Brownfields program from two experienced recipients; the Treasure Coast Regional Planning Council (from Coalition Assessment Grant) and Palm Beach County (Revolving Loan Fund). The Treasure Coast Regional Planning Council has previously utilized some of their assessment and cleanup funds on a brownfields site known as the Pahokee Plaza, while Palm Beach County has pledged cleanup funds to Pahokee's former hospital site. Palm Beach County recently raised the sales tax by one cent, and Pahokee is expecting a portion of that increase to be used within the City. Pahokee also plans to utilize Florida's 50% tax credit per year for remediation. If Pahokee is able to cover all or part of the remediation of a site through the use of capital funds, the remediation tax credits are transferable. This will provide additional mechanisms to entice developers to the select brownfield over greenfield sites. Other dollars being leveraged in Pahokee include the following:

- FDOT funding – Small County Outreach Program (SCOP) – these dollars are used for transportation infrastructure projects related to repairing or rehabilitating bridges, paving unpaved roads, addressing road-related drainage improvements, resurfacing or

reconstructing roads, or constructing safety improvements to roads. The SCOP dollars we received for East Main Street was \$1,374,512.00.

- Economic Development Transportation Fund (EDTF) - EDTF dollars for Glades Area Street road resurfacing and reconstruction projects. (See attached road projected funding spreadsheet). The EDTF dollars received for Phase I, Phase II and Phase III equal \$210,000.00.
- Historical Preservation Grant – Port Mayaca Cemetery for the Storm of 1928. This funding is for recording the oral history and video production of the Port Mayaca Cemetery/Storm of 1928 and to create a link on the City's website. - \$27,500.00.
- City of Pahokee Gymnasium – Partnership with Anquan Boldin's Q81 Foundation for renovations and upgrades to the gymnasium – Projected Cost \$2.34 million.
- Federal Emergency Management Agency (FEMA) – Repair of floating dock system at the Pahokee Marina - \$779,000.00 Allocation.
- Wave Attenuation Project for the Pahokee Marina will be carried out in two phases - \$1,000,000.

In addition, Florida offers incentives to businesses that relocate to brownfield sites. The Brownfield Redevelopment Bonus Refund is available to encourage brownfield redevelopment and job creation. Approved applicants receive tax refunds of up to \$2,500 for each job created.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan

Pahokee began involving their community in their comprehensive planning starting in June 2016. The city had the latest community outreach meeting on November 9, 2016. The public has been informed about the grant and what the funding may be used for. The City has solicited input from the community, which has expressed their needs and concerns with regard for the priority sites. Pahokee plans to hold at least seven additional community outreach meetings once the grant is awarded. Initially, one of these meetings will serve as a kickoff meeting to provide further education about the grant process, and to solicit community input regarding potential redevelopment sites, environmental concerns, public health concerns, and general needs of the community. Following the kickoff meeting, Pahokee will hold at least two meetings every six months for each year of the 3-year grant period.

The City of Pahokee will also develop a Community Involvement Plan in conjunction with our numerous government and community-based organizations. All of our partners will assist by providing updates on the program to their own contacts via meetings, websites, and social media, etc. Participation from citizens and business representative will be sought after. There is a significant Spanish speaking population living within the targeted area; therefore, all materials related to this project will be printed in English and Spanish. Translators will be available at each community outreach meeting in order to educate, communicate, and receive input from all Spanish speaking residents.

3.a.ii. Communicating Progress

Pahokee plans to communicate progress to the community and stakeholders throughout the three year grant period. The City will hold Community Outreach meetings on a quarterly to semi-annual basis. Notifications of these meetings will be posted on government partner and community-based organization websites. Flyers will also be posted in highly visible locations to inform the public of the meetings. The progress will also be conveyed to those attending other community based meetings pledging support for this grant. Information will also be posted on the City's website. Pahokee will also keep citizens and stakeholders informed through press release; social media (Facebook and Twitter page), and scheduled community outreach events.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

Florida Department of Environmental Protection (FDEP) – FDEP is committed to the success of Pahokee's Brownfield program and supports the efforts to strengthen the cleanup and redevelopment in Florida.

3.b.ii. Other Government Partnerships

- **Palm Beach County Health Department** – Serves the state by promoting, protecting and improving health for Palm Beach County citizens. In support of our community health needs, we will support the brownfields grant by providing available air quality monitoring data, other available health data, and give updates at any workshops that arise as the result of this grant.
- **Lake Okeechobee Regional Economic Alliance (LORE)** – As the key public and private stakeholders of the Tricities region (Pahokee, Belle Glade, and South Bay) of the western Palm Beach County "Glades" region, LORE's mission is to initiate, advocate, publicize, incubate, and coordinate public and private endeavors to further the economic and general well-being of the people of the Glades region. Lore will provide staff to participate in committees and taskforces for the grant.
- **Treasure Coast Regional Planning Council (TCRPC)** – The TCRPC operates a number of programs and services for regional planning and economic development designed to satisfy the needs of its public and private sector customers and foster the healthy and orderly growth of the region. The TCRPC commits to facilitate communication between the governments and businesses and assist with community outreach meetings.
- **Palm Beach State College (PBSC)** – PBSC has been an integral player in the remarkable growth and prosperity of Palm Beach County, graduating community and business leaders that have impacted every industry. PBSC will offer assistance with workforce training. In addition, PBSC will provide public outreach through electronic and paper promotional items, posting on its website and bulletin boards around campus.

3.c Community Based Organizations:

Meeting the needs of the community is one of the primary objectives of the City of Pahokee's Mission. This only happens through effective engagement with community-based organizations. The City of Pahokee has built a strong network of such organizations, many of which are providing support to the City of Pahokee's brownfields program and projects:

- **Pahokee Chamber of Commerce** - The Pahokee Area Chamber of Commerce serves the financial and business needs of the community and works to create a strong network between local businesses. In addition, the Chamber educates businesses looking to relocate to the area on potential resources and opportunities available. The Chamber will provide assistance with advertising brownfields properties for relocation by existing and new businesses in the area.
- **The Business Development Board of Palm Beach County (BDB)** – BDB is a private, not-for-profit corporation with a mission to stimulate economic energy, promote business diversity, and enrich the vitality of Palm Beach County through the relocation, retention, and expansion of companies to or within Palm Beach County. BDB works closely with expanding business and those that are looking to relocate to Palm Beach County. BDB will serve as a resource to advertise and promote properties for redevelopment within Pahokee. BDB also offers their website and membership as a source of public outreach and marketing for grant activities and assessed sites.
- **The Glades Initiative** – The Glades Initiative identifies and coordinates with the health and human service needs of the community, as well as develops and encourages collaborative relationships to collectively address the community's needs. The Glades Initiative can distribute and host information about grant progress, goals, and meetings times using their communication resources and quickly reach thousands of community members. The Glades Initiative has offered to provide health data on the population residing in Pahokee.

- **Captains for Clean Water** – The Captains for Clean Water is a grassroots 501(c)3 nonprofit organization advocating for the elimination of harmful, large-scale Lake Okeechobee discharges into local river estuaries by restoring the natural flow of Lake Okeechobee water south into the Everglades and Florida Bay. This is essential for the survival of our estuaries, the health of the Everglades, and the long-term viability of South Florida's largest drinking water source, the Biscayne Aquifer. The Captains for Clean Water offer community outreach and technical assistance.
- **Florida Brownfields Association (FBA)** – The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. The FBA will support Pahokee's efforts by providing information and technical resources to assist the city with their program.
- **St. John's Missionary Baptist Church** – St. John's Missionary Baptist Church has offered their church facilities as a meeting space and its members for participation on committees.

3.d. Partnership with Workforce Development Programs

Pahokee has already developed a strong partnership with three Workforce Development Programs. They include the Career Source from Palm Beach State College in Lake Worth, Career Source from West Palm Beach, and the West Technical Educational Center. Each of these partners has pledged to provide workforce training for new businesses and industries that are considering locating to Pahokee. In addition, Pahokee has added the partnership of a non-profit faith-based organization named Unity in the Family for Work Force Training. Unity in the Family has received a Job Training Grant funding also has an Environmental Career Worker Training Program (ECWTP). This program is sponsored by Dillard University's Deep South Center for Environmental Justice who was awarded a grant by the National Institute of Environmental Health Sciences to provide the ECWTP services. The program trains individuals in asbestos and lead abatement; mold remediation; basic construction and weatherization; and OSHA Hazardous Waste Operations. Tony McRay is spear-heading the program. He formerly worked in Pahokee and still has strong ties to the community.

4.0 PROJECT BENEFITS

4.a. Welfare, Environmental, and Public Health Benefits

The brownfields grant funding will bring many benefits to Pahokee that foremost include the reduction of blight and crime, which is urgently needed to attract redevelopment to Pahokee's greatest asset (its beautiful waterfront). To realize the City's goal of attracting more tourists, the current blight and crime must be mitigated. Blight especially needs to be addressed along the lakefront, Main Street, and Lake Avenue, the main corridors leading up to the city. Removing the environmental issues will facilitate redevelopment, which will in turn help alleviate the blight and crime. A safer environment near the waterfront should also increase walkability and socialization.

Another tangible benefit for Pahokee residents is the creation of new jobs. Redevelopment of the former City Hall into a waterfront hotel will not only improve the appearance of downtown, but will also help reduce unemployment and poverty within the area. The creation of new jobs, like the redevelopment of the waterfront area, should also help to reduce income inequality between the east portion of the county and Pahokee. Greater job creation downtown will result in the use of the more available space of brownfield properties for commercial businesses. As stated earlier, 30 % of the businesses that were once in Pahokee are now abandoned properties. It is difficult to estimate the number of jobs that could be created from redevelopment of these properties, but Pahokee estimates that the 20% of vacant businesses represents approximately 10 ACRES. With a conservative estimate of 20 jobs per acre, 200 jobs could be produced. This figure is sufficient to reduce 80 % of Pahokee's unemployment. In addition, the more jobs created in Pahokee will result in less long-distance commuting to work, which will further improve the quality of life for many residents.

Pahokee believes that many environmental benefits will also be realized by the redevelopment of brownfield sites in the City. Of course the most significant environmental benefit is the protection of Pahokee's drinking water and their greatest asset, Lake Okeechobee. This inland sea is key to successful future redevelopment and cannot afford to become more contaminated. Former dry cleaners, gas stations, and other brownfield properties are all located within a few hundred feet of this delicate ecosystem. By addressing issues such as groundwater contamination that could be migrating towards the lake, sport fishing will not be diminished, which is a vital part of Pahokee's tourism and the dangers of ingestion of contaminated fish will also be reduced. It has also been shown that redeveloped brownfield sites lead to better stormwater management and reduce contaminated runoff.

In-fill development of brownfield sites, such as the priority sites including the former Pahokee High School and the former wastewater treatment plant downtown, will reduce the demand on natural resources. Sustainable reuse of these brownfields will reduce greenhouse gasses, according to an Office of Brownfields Land Revitalization, Air and Water Quality Impacts of Brownfields Redevelopment document dated April 2011.

Public health benefits are anticipated through greater walkability throughout the City when local jobs are created. With the new development, more retail establishments like grocery stores are expected, providing more healthy food choices. Sensitive populations, such as Pahokee's high minority population and impoverished citizens, will also benefit by the reduced exposure to harmful chemicals upon redevelopment of brownfields sites such as the former gas stations and drycleaners located near the town's waterfront. Lower exposure to solvents like PCE and TCE and petroleum products means lower cancer risk; less potential for neurological problems; or kidney and liver problems (Agency for Toxic Substances and Disease Registry, ToxFAQs). In addition, bringing more jobs to downtown Pahokee should also result in more health care insurance due to more of the population being employed from new jobs being created.

4.b. Economic and Community Benefits

In an effort to increase the City's revenue and achieve more capital improvements, Pahokee just recently voted to increase sales tax in the city by one cent. This will provide some assistance, but what will add much more needed tax dollars will be to fill the brownfield sites with new businesses. The increased revenue from an expanded tax base will allow the city more funds to use on capital improvements per the goals of Pahokee's Comprehensive Plan. Redevelopment of the waterfront properties is expected to help draw other service-related commercial businesses like restaurants and retail stores, further increasing the tax base.

Another economic benefit from assessing and redeveloping Pahokee's brownfield sites is the broader choice of goods and services, which is desperately needed within the City. There is a noticeable lack of grocery stores, restaurants, stores, medical clinics, dentists, and other businesses that need to move into the City. Currently, much of the population has to drive a considerable distance towards West Palm Beach to have much of a choice in goods and services. Redevelopment of the brownfield sites with these type of businesses will not only keep more dollars circulating in the community, but will also save much needed income of the low-income families. The removal of blight from the city will almost certainly have a positive impact on property values as well. EPA's website indicates that property values can increase as much as 12.1 % through the redevelopment of brownfields. The creation of more greenspace property will also improve the livability within the community.

5.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings

The City of Pahokee has no Adverse Audit Findings. The City of Pahokee has successfully managed all Federal, State and Local funds entrusted to their agency. All reports have been completed timely; all performance and financial audit requirements have been met; and all grant closeouts have been completed within established grant schedules and guidelines. The City of

Pahokee has never been required to comply with special “high risk” terms under regulations implemented by OMB Circular A-102.

5.b. Programmatic Capability

The City of Pahokee is highly skilled in preparation, coordination, oversight, and monitoring of state and federal grants. Containing a mixture of federal, state, and local revenue sources, the City has a proven track record and a well-trained and organized staff to manage the grants. While specific grant duties will be delegated across multiple departments, the City of Pahokee Manager’s Office will administer the grant with assistance from the City Planning Department. These groups interact frequently and attend regularly scheduled community meetings. The City Manager’s Office will oversee all environmental project related work, while an environmental consultant will be retained to assist with grant management and reporting.

The City of Pahokee understands the EPA’s regional priority is to provide “Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects”. Although the City does have full capacity to manage this grant, the city will rely on the EPA’s knowledge and assistance as needed.

Jongelene Adams, Director of Economic & Community Development for the City of Pahokee since June 2016. Ms. Adams will manage the grant to its full capacity. In her current position she serves as a conduit for the community engagement and economic development for the City of Pahokee. She is also the grant writer and coordinator and management of grants and/or projects awarded to the city. Monitor and assist departments in fulfilling compliance directives from the county, state, and federal government; she strategizes with department personnel to develop goals and objectives which outline how funds are to be used; monitoring of funding, reporting and re-application for the city. Ms. Adams was formally the Program Supervisor for Head Start in Duval County, Jacksonville where she served as administrator for the home-based program with Children’s Home Society – as the monitor & regulator for the federal grant component of the family engagement. Ms. Adams has been the Director of Development for both Big Brothers Big Sisters Palm Beach & Martin Counties and Healthy Mothers Healthy Babies of Palm Beach County. She has extensive experience in social services, business & marketing development with new & existing small & growing businesses.

Tammy Jackson-Moore, Deputy City Manager will support Ms. Adams and will replace Ms. Adams if needed based upon any employment change. Currently, Ms. Moore provides Citywide financial oversight; analyzes and monitors department workloads; conducts organizational audits, reviews and inquiries; maintains records and develops reports concerning new or ongoing programs and program effectiveness; monitors program performance; recommends and implements modifications to systems and procedures. Ms. Moore has extensive experience in community outreach and implementing various aspects of Pahokee’s mission. She has also assisted in outreach budget preparation; had partnerships with local environmental groups, community groups, civic associations, and homeowners associations; participated in speaking engagements and opportunities to educate and inform stakeholders; and, assisted in implementing various public awareness campaigns. She also formerly worked for the South Florida Water Management District as a Public Information Officer for the agency in the Broward County area.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Pahokee plans to submit quarterly reports to the EPA within 30 days of the end of each federal fiscal quarter in order to track and measure the effectiveness and progress of this project. Project outputs and outcomes will be documented and reported in each quarterly progress reports and updated into the ACRES database. ACRES updates will correspond with all major project milestones as detailed in the project outline. The City will also hold a kick-off meeting with the project team, consisting of consultants, EPA and state partners; stakeholders; and the community. The agenda for this meeting includes the distribution of a timeline, review of

responsibilities and partnership roles, and explanation of the modes of communication that will be utilized between the community and stakeholders during the project life, as well as establishment of the location for the document repository. The progress of each milestone will be evaluated based on what work has been completed to date, and where that correlates with the project timeline. If there is a discrepancy between the two, corrective measures will be taken to ensure the project remains on schedule.

5.d. Past Performance and Accomplishments

The City of Pahokee has not previously received an EPA Brownfields grant, but has plenty of experience managing federal and state grant funds. These grants include:

1. FDOT funding – Small County Outreach Program (SCOP) – these dollars are used for transportation infrastructure projects related to repairing or rehabilitating bridges, paving unpaved roads, addressing road-related drainage improvements, resurfacing or reconstructing roads, or constructing safety improvements to roads. The SCOP Dollars we received for East Main Street was \$1,374,512.00. *Economic Development Transportation Fund - EDTF* dollars for Glades Area Street road resurfacing & reconstruction projects. (see attached road projected Funding spreadsheet). The EDTF dollars received for Phase I, Phase II and Phase III – \$210,000.00 each phase.
2. 1928 Historical Preservation Project – Port Mayaca Cemetery for the Storm of 1928 - \$50,000.00 – This funding was for a Ground Penetrating Radar (GPR) to reveal a mass burial grave and a Master plan which identified the cemetery's significant features and clarified the historical significance. It also established recommendations for the development, preservation and enhancement of the cemetery. Furthermore, tools were developed for the community to use as educational enrichment for the community and the county.
3. Kaboom Grant - Build it Yourself grants consist of a \$9,000 grant paid directly to the playground vendor by KaBOOM! and a \$6,000 discount from the playground vendor. No other discount can be applied by the playground vendor. A new playground was install at the City of Pahokee's Dr. Martin Luther King, Jr. (MLK) Park in November of 2015. Residents and city employees participated in the installment of this playground equipment.
4. Emergency Equipment Project – Generators (both Stationary & Mobile units) with a compliance tower, water pumps and two-way radios, antenna, and repeater was awarded to the City to ensure services to the citizens are not interrupted during and after disasters. This award was granted by USDA- \$149,500.00 and Palm Beach County \$43,118.00 with a match from the City of Pahokee for a total of \$218,818.00.
5. REAP Grant – Palm Beach County's Office of Revitalization Resident Education Action Program Neighborhood Improvement Grant – was awarded to a Pahokee resident to replace the playground equipment in Citizens Villas. Residents and City Employees will participate in this \$5000.00 grant to install new playground equipment.

Each of the grants discussed above were completed in accordance with the grant requirements. The grants were also completed in compliance with associated work plans, schedules, and terms and conditions.

CITY OF PAHOKEE, FLORIDA

THRESHOLD CRITERIA

1. Applicant Eligibility: The grant applicant is the City of Pahokee, Palm Beach County, Florida. The City is eligible as a grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CFR Part 31.

2. Community Involvement:

Pahokee began involving their community in their comprehensive planning starting in June 2016. The city had the latest community outreach meeting on November 9, 2016. The public has been informed about the grant and what the funding may be used for. The City has solicited input from the community, which has expressed their needs and concerns with regard for the priority sites. Pahokee plans to hold at least seven additional community outreach meetings once the grant is awarded. Initially, one of these meetings will serve as a kickoff meeting to provide further education about the grant process, and to solicit community input regarding potential redevelopment sites, environmental concerns, public health concerns, and general needs of the community. Following the kickoff meeting, Pahokee will hold at least two meetings every six months for each year of the 3-year grant period.

The City of Pahokee will also develop a Community Involvement Plan in conjunction with our numerous government and community-based organizations. All of our partners will assist by providing updates on the program to their own contacts via meetings, websites, and social media, etc. Participation from citizens and business representative will be sought after.

There is a significant Spanish speaking population living within the targeted area; therefore, all materials related to this project will be printed in English and Spanish. Translators will be available at each community outreach meeting in order to educate, communicate, and receive input from all Spanish speaking residents.

3.a.ii. Communicating Progress

Pahokee plans to communicate progress to the community and stakeholders throughout the three year grant period. The City will hold Community Outreach meetings on a quarterly to semi-annual basis. Notifications of these meetings will be posted on government partner and community-based organization websites. Flyers will also be posted in highly visible locations to inform the public of the meetings. The progress will also be conveyed to those attending other community based meetings pledging support for this grant. Information will also be posted on the City's website. Pahokee will also keep citizens and stakeholders informed through press release; social media (Facebook and Twitter page), and scheduled community outreach events.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

596000400

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Pahokee, Florida

* b. Employer/Taxpayer Identification Number (EIN/TIN):

596000400

* c. Organizational DUNS:

0394401360000

d. Address:

* Street1:

207 Begonia Drive

Street2:

* City:

Pahokee

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

US: 33476

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Jongelene

Middle Name:

* Last Name:

Adams

Suffix:

Title:

Director of Economic & Community Development

Organizational Affiliation:

* Telephone Number:

561-924-5534

Fax Number:

* Email:

jadams@cityofpahokee.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1236-City Limits Map.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2017 City of Pahokee Community-wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



December 10, 2016

Ms. Barbara Alfano
 Region 4 Brownfields Coordinator
 U.S. Environmental Protection Agency
 Sam Nunn Atlanta Federal Center
 61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The City of Kissimmee is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$150,000 for Hazardous Substances and \$150,000 for Petroleum). This grant will greatly enhance the City's efforts to remediate commercial and industrial contamination, specifically in areas of racial disparity and the need for environmental justice.

The successful redevelopment of this area depends, largely, on property owners and investors having a comfort level regarding cleanup needs or an understanding of potential remediation costs. Redevelopment of many environmentally stigmatized properties within the area will result in increased residential, commercial, and light industrial uses. While tourism does bring jobs to the area, a large portion of these jobs exist in the service or retail industries, and incomes are near to minimum wage and property values remain low. This fact leaves little for the City to invest in the neighborhoods that need the most assistance. Revitalization of this corridor will provide jobs and eliminate blight benefiting the immediately adjacent residents.

Required Information

a. Applicant Information:	City of Kissimmee Florida 101 Church Street, Suite 110 Kissimmee, FL 34741
c. Funding Request:	<i>i.</i> Grant type: Assessment <i>ii.</i> Assessment type: Community-wide <i>iii.</i> Funds requested: \$300,000 <i>iv.</i> Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
d. Location:	City of Kissimmee, Osceola County, Florida
e. Property Information:	Not applicable

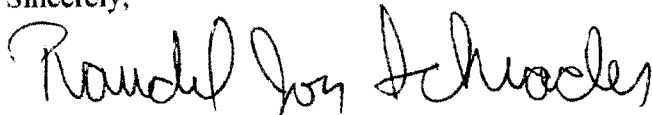
Development Services Department

City of Kissimmee • 101 N. Church Street • Kissimmee, FL 34741-5054
 Code Enforcement Division: Phone 407-518-2133 • Planning: Phone 407-518-2140 FAX: 407-518-2497

f. Contacts:	i. Project Director: Randy Schrader, Senior Planner City of Kissimmee Florida 101 Church Street, Suite 110 Kissimmee, FL 34741 407-518-2244 rschrade@kissimmee.org
	ii. Highest Ranking Elected Official: Mike Steigerwald, City Manager City of Kissimmee Florida 101 Church Street Kissimmee, FL 34741 407-847-2821 msteiger@kissimmee.org
i. Population:	i. Population: 63,392 ii. Target area population: 9,945 iii. Persistent poverty county: no (American Community Survey 2014; ERS County Typology 2015)

The City of Kissimmee appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Randy Schrader, AICP
Senior Planner



1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: Long before tourism brought millions of visitors to Central Florida, Kissimmee was a prosperous cattle town on the northern shore of Lake Tohopekaliga. Florida was still the wild frontier in 1881 when entrepreneur Hamilton Disston bought 4 million acres from the state and dredged the waters from Orlando to Lake Okeechobee to create "productive" land and a passageway to the ocean. Soon the shores of Lake Tohopekaliga were a booming port, with cargoes of cypress lumber, sugar cane, and cattle. Expanding railroads began carrying freight and passengers, and Kissimmee continued to grow as a commodity transport hub. Kissimmee, population today of 63,392 (American Community Survey (ACS) 2014), is the county seat for Osceola County, and is located just 20 miles south of downtown Orlando. The Disney World Theme Park and Resorts and most of the related commercial/resort developments are located several miles northwest of the City, adjacent to and west of I-4, mostly in Orange County. But Kissimmee is struggling with low per capita and household incomes, a high poverty rate and a downtown suffering from disinvestment. The Central Florida area was still recovering from a series of devastating hurricanes in 2004 and 2005 and a disastrous tropical storm in 2008 when the 2007-08 financial crisis, "the Great Recession," began and had immediate devastating effects on Kissimmee. As the nation slowly recovered, Kissimmee experienced record unemployment, a complete collapse of the housing market and ad valorem tax base, and a sharp decline in the area's largest industry- tourism- leaving Kissimmee in dire straits. Compounding these struggles, the City's ability to redevelop itself has been crippled by the environmental stigma of brownfield properties, which checker the community in all directions.

Historical industrial and agricultural production of cattle ranching, sugar cane, lumber trade and shipping/port industries that once dotted the City's landscape have left their environmental mark. Lake Tohopekaliga has a history of poor water quality with high levels of nitrogen and phosphorous. Runoff of fertilizers and agricultural waste products from agricultural properties, past effluent discharges from sewage treatment plants, and urban runoff have polluted the water body for years. Lumber production and cattle-dipping practices led to high levels of arsenic in both the air and the soil. Later commercial and industrial uses, such as tree farms/nurseries, light industrial and transportation services, impacted the environmental health of the City, leaving Kissimmee with a broad range of brownfield sites within its boundaries.

Business closures have left many storefronts and industrial properties along the City's commercial corridors abandoned and neglected. Worse still, many of these brownfield sites are prime locations along major transportation corridors at the gateway to the community, thus branding the City as blighted at first look. **The target area of this assessment project is US Census Tracts 416 and 423 (Osceola County), which include the Vine Street and Downtown Community Redevelopment Agencies (CRAs), and the newly established Medical Arts District** [<http://kissgis.maps.arcgis.com>]. Both potential and identified brownfield properties are within the vicinity of US Highways 441 and 192, a direct routes to Orlando and along US Highway 192, a direct route to the south entrance of the Disney World complex. (Note: I-4, Florida Turnpike (N/S), Osceola Pkwy and Central Florida Greenway are major highways that connect to these destinations, allowing travelers to bypass downtown Kissimmee.) In establishing these CRAs, the City is focusing resources on areas of greatest revitalization need and opportunity, for the benefit of all our residents and small businesses. Having obtained formal State recognition of our Brownfields Revitalization Area, the City is seeking EPA brownfield funds to further assess and cleanup of brownfield properties, spurring a vital renaissance of the Vine Street and Downtown CRAs.

ii. Demographic Information and Indicators of Need: Kissimmee's population is historically and overwhelmingly minority, with the targeted CRAs at 38.6% and 49.5% Hispanic residents (American Community Survey, 2014). Poverty rates among City residents have soared in recent years. According to American Community Survey, Osceola County has the highest poverty rate in Central Florida with 24.8% of residents living at or below the poverty line (census.gov). This is well above both state and national rates. Approximately 25.4% of the community is comprised of children, one in four of whom is impoverished. Poverty rates for the area rose over 7% from 2009-2014 and continue to rise (floridacharts.com). An overwhelming 72% of Osceola's school children are eligible for the free lunch program; statewide just 44% of children qualify for the program. **In the target area, and less than a mile from all the priority sites, is Central Avenue Elementary School where 99.6% of the 781 students qualify for free lunch. Highlighting the environmental justice issues in the target areas, it is not a coincidence that 91.2% of these children come from minority backgrounds (2014-2015 data, nces.ed.gov).** From 2000-2009, the Osceola County District had the largest percentage gain of eligible children in the state of Florida. As of 2014, the count stood at more than 3,100 with almost 2,000 more expected to be identified by the end of that school year.

The area has seen a 10% growth in population since 2010, resulting in overcrowding and a lack of availability of transportation, services, and appropriate medical care. The target area redevelopment plan includes the addition of multi-family high density housing as well as medium- and low- density residential areas to address this need, while improving transportation options and creating a Medical Arts District anchored by the two existing hospitals in the area.

	Vine Street CRA (Census Tract 416)	Downtown CRA (Census Tract 423)	Kissimmee	Florida	USA
Population	3,537	6,408	63,392	19,361,792	314,107,084
Children	884 (25.0%)	1,429 (22.3%)	16,104 (25.4%)	4,562,573 (23.6%)	79,543,013 (25.3%)
Female	1,762 (49.8%)	3,212 (50.1%)	32,139 (50.7%)	9,897,141 (51.1%)	159,591,925 (50.8%)
Minority	1,146 (32.4%)	1,903 (29.7%)	18,265 (28.8%)	4,614,596 (23.8%)	82,257,371 (37.2%)
African-American	792 (22.4%)	1,282 (20.0%)	7,827 (12.3%)	3,114,841 (16.1%)	39,564,785 (12.6%)
Hispanic	1,365 (38.6%)	3,172 (49.5%)	39,358 (62.1%)	4,517,191 (23.3%)	53,070,096 (16.9%)
Poverty Rate	41.5%	23.5%	24.8%	16.7%	15.6%
Unemployment	17.9%	12.7%	7.5%	6.5%	4.9%
Per Capita Income	\$15,658	\$14,640	\$16,943	\$26,499	\$28,555
Median House Income	\$30,440	\$32,816	\$35,452	\$47,212	\$53,482

Source: 2014 American Community Survey (<http://www.census.gov>); Bureau of Labor and Statistics (<http://bls.com>)

Unemployment rates in Kissimmee have fluctuated 5.3-8.6% over the past 4 years, consistently remaining above state levels and significantly higher than those of neighboring Orange County (bls.com). The unemployment rates in the target area are astounding in comparison (see chart above). Not surprisingly, the lack of jobs has resulted in a surge in the number of uninsured. While the implementation of the Affordable Care Act has decreased the number of uninsured, a whopping 30% (2013 data, floridacharts.com) of Osceola County residents have no health care insurance, the highest level of uninsured in the state. The percentage of adults in the County who did not see a doctor for an entire year due to cost skyrocketed between 2007 and 2013, from 20% to just shy of 30% (2013 data, floridacharts.com). These numbers are some of the highest in the state.

iii. Brownfields and Their Impacts: The City has identified the following parcels within the CRAs as priority assessment sites:

Name	Size	Location	Historic Use
Closed Texaco gas station	0.51 ac	Downtown CRA	Gas station / convenience store
Closed Shell gas station (structure demolished)	0.75 ac	Vine Street CRA	Gas station / convenience store
Old Chevron gas station (structure demolished)	1.15 ac	Vine Street CRA	Gas station / convenience store
Vacated dry cleaners	0.49 acres	Downtown CRA	Dry cleaners

In its early days, the area was mostly farmland and cattle ranches, in close proximity to the railroad that runs through the southeastern side of the target area. Just beyond the railroad tracks is Lake Tohopekaliga, once a prosperous port used to transport lumber, sugar cane and cattle. Kissimmee had a thriving farming and cattle industry, but that left its mark on the land. Between 1910 and 1950 cattle dipping, where cattle were dipped in vats of **arsenic** to kill ticks, was a common practice. According to the Florida Department of Environmental Protection (FDEP), under certain circumstances, the arsenic and other remaining pesticides at the site may present an environmental or public health hazard. The FDEP has identified a number of these cattle dipping vats as having existed in multiple locations in or near Kissimmee. As stated, Tohopekaliga has a history of poor water quality with high levels of nitrogen and phosphorous. Runoff of fertilizers and waste products from agricultural properties, herbicides/pesticides, past effluent discharges from sewage treatment plants, and urban runoff have polluted the water body for years, most likely contaminating the soil around it. Today, the target areas contain 500+ housing units, interspersed with small businesses and vacant lots as well as both potential and previously identified brownfields sites. A 2011 City of Kissimmee Resolution (42-2011) and Ordinance (#2810) establishes boundaries of the state-approved *Brownfield Area*, and identifies existing brownfield areas, mainly within the target CRAs. These properties include multiple active and former gas stations, dry cleaners, and commercial/manufacturing facilities. As frequently associated with brownfields, large volumes of transient traffic, homelessness, high crime and other illicit activities plague the community, largely as a result of disinvestment in the area. The **total crime index in the two CRAs** ranges from 430 to 513, **a staggering four to more than five times the national average** of 100 [<http://nation.maps.arcgis.com>]. Along US 192, one of the City's major commercial arteries, **over 800 children are picked up by school busses every day, at some 67 motels where homeless families are finding temporary housing**. A recent HUD study identified the county as having the second largest family homelessness problem in the country (25 % homeless) (Osceola News-Gazette, February 2015).

Presently, Kissimmee experiences ongoing environmental and health concerns due to the age of many of its buildings. A significant amount of homes and businesses in the area are older and may contain high levels of **lead** from old paint, as well as **asbestos**. Unsightly abandoned buildings and vacant lots, and the threat of contamination have made the target area unappealing and undesirable to investors, homebuyers and business owners. Using brownfields funds to address lead and asbestos issues as part of the redevelopment process can result in many underutilized properties being renovated or redeveloped. The goal of the Community Redevelopment Areas and the Medical Arts District is to revitalize the area, clear vacant and abandoned lots and buildings and clean up brownfields to make way for new businesses and modern residence units. A large focus of the Vine Street and Downtown CRAs is transportation modes and pedestrian safety; however, as it stands, the target area is not viewed as a safe, or desirable, place to live, visit or work. Brownfield sites, along with the homelessness and crime that accompany, continue to stigmatize the area.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: The target area suffers from overcrowding and a lack of access to goods,

services and appropriate health care due to the decline of the area and the low income jobs available. The residents of the area are negatively impacted by contaminated and/or vacant properties that contribute to community blight. This deterioration contributes to the area's reputation as unsafe and undesirable. Abandoned or dilapidated buildings on brownfield sites show neglect and an opportunity for crime. Public safety is an issue as these neglected sites and adjacent properties become a breeding ground for illegal activities. The Vine Street CRA is considered a low-access food tract (food desert) in that residents have to travel more than ½ mile up to 10 miles to access a full-service grocery store or fresh produce market [www.ers.usda.gov]. Both the Vine Street and Downtown areas are considered Medically Underserved Areas (MUAs) as reported by the US Health Resources and Services Administration. Factors used in the determinations of MUAs by the US Department of Health and Human Services are percent of the population living below poverty level, percentage of senior citizens, infant mortality rate and physician to population ratio (<https://www.eli.org>), which by definition highlights the number of sensitive populations living in and potentially suffering from the effects of brownfields in the target communities.

ii. Cumulative Environmental Issues: Contaminants from brownfields properties listed above, as well as legacy contamination from historical uses of cattle ranching, sugar cane production, lumber trade and shipping/port industries have left their environmental mark. Lake Tohopekaliga has a history of poor water quality with high levels of nitrogen and phosphorous. Runoff of fertilizers and agricultural waste products from agricultural properties, past effluent discharges from sewage treatment plants, and urban runoff have polluted the water body for years. Lumber production and cattle-dipping practices led to high levels of arsenic in both the air and the soil. Later commercial and industrial uses, such as tree farms/nurseries, light industrial and transportation services, impacted the environmental health of the City and have contributed to soil contamination, surface water run-off and air pollution. As previously mentioned, the roadways around Kissimmee that feed into Orlando and the Disney Complex are highly congested, creating a significant amount of air pollution and exacerbating asthma rates. According to the World Health Organization, more than 80% of people living in urban areas where air pollution is monitored, and more so in low-income cities, are exposed to air quality levels that exceed WHO limits (who.org). It has been demonstrated above that residents of the City and the target Census Tracts (including the large population of homeless families) are predominantly poor and minority. The legacy contamination and pollution impacts of the surrounding traffic-clogged urban area, when added to the contamination and blight caused by brownfields, places a disproportionate environmental justice burden on the community.

iii. Cumulative Public Health Impacts: Aging buildings and historical land use practices combined with abandoned gas stations, dry cleaners and plants, leave residents potentially exposed to lead, arsenic, asbestos, petroleum and dangerous VOCs. Exacerbating the issue are low incomes and lack of access to health services. Beyond the effects of brownfields, the target area is exposed to increased health risks from climate change. The spread of the Zika virus has become a great concern in this area of the country, with 858 cases in Florida, 30 of them in Osceola County (Floridahealth.gov, November 2016). Florida residents have always battled the effects of high temperatures and intense storm events and climate change continues to exacerbate that problem.

Lead particles or dust brought into the home or vehicle can be harmful, especially to pregnant women who may expose the fetus to the toxic effects of lead. Asbestos is known to cause lung cancer, mesothelioma and COPD. This is of grave concern in an area that already sees high levels of asthma. There is also ongoing concern over car exhaust fumes due to the high volume of cars

in this area that relies so heavily on tourism. According to the USEPA, living near major roads increases the incidence and severity of health problems related to air pollution. These include asthma and heart attacks, both significant problems in the target area, as well as lung development and childhood leukemia. Other air quality health concerns include neurological reproductive effects, as well as hypertension, myalgia, anemia and colic.

In 2007, the prevalence of asthma among Osceola County students rose above the state level where it has remained ever since. In 2010, approximately 22% of middle and high school students in the County had been diagnosed with asthma, compared to 17% across the state. The same report indicated that 10% of adults in the county currently have asthma compared to 8% of adults in the state (2010 data, floridatracking.com). Constant exposure to car exhaust, air- and water-borne contaminants and the heat and humidity of Florida have all been contributing factors in the poor health of its residents (ehhi.org, 2016). Osceola County has also seen a steady increase in the number of heart attack hospitalizations from 2010-2014. Rates rose from 16 to 24 per 10,000 people. Air pollution is a known contributor to increased risk of heart disease and heart attacks. **Petroleum products** from former gas stations can have harmful effects on bone marrow and cause a decrease in red blood cells leading to anemia, and can affect the immune system. **Benzene**, in petroleum byproducts can cause cancer. Diesel and petroleum products, that can threaten health and water quality, were used by riverboats and railroads. Riverboats were also treated with marine paint and varnish as well as metal degreasers. Prior to the 1970s, these products contained **trichloroethylene (TCE)**, which is a type of volatile organic compound (VOC) that can be inhaled and absorbed through the skin. **Perchloroethylene (PCE)**, which degrades to trichloroethylene, is still used in dry cleaning and engine repair is most likely present in vacant lots that once housed commercial and industrial facilities.

The cumulative environmental impacts of poor air quality, blighted neighborhoods, and lack of access to health care due to cost have clearly had a damaging impact on the residents of this area. Minorities, children and those living below the poverty line are most at risk for health issues and the asthma rates are a clear indicator of the effect they have had on this community. Children make up one quarter of Kissimmee's population; a quarter of the residents live below the poverty level; 29% are minorities. Additionally, 29% of households in Kissimmee contain one or more persons over the age of 65 (Census.gov). Clearly, there is a great threat to many sensitive populations.

Source/Contaminants	Potential Health Effects
Gas Stations / Petroleum, Petroleum Products, VOCs- Benzene	Cancers: Long-term exposure to high levels of benzene in the air can cause leukemia, cancer of the blood-forming organs. Other Conditions: Drowsiness, dizziness, rapid heart rate, headaches, tremors, confusion, and unconsciousness. Benzene causes harmful effects on bone marrow and can cause a decrease in red blood cells, leading to anemia.
Cattle Industry and Lumber/Arsenic	Potential Cancers: Skin, bladder, lungs. Other Conditions: Neurotoxicity, diabetes, pulmonary disease, cardiovascular disease, heart attack, infant mortality.
Dry Cleaners, Riverboats, Railroads / Paints, Degreasers, Perc -TCE contamination	Potential Cancers: May cause cancer in humans. Other Conditions: Affects central nervous system causing headache, nausea, dizziness, drowsiness, damage to facial nerves, and rash.

Older Homes and Businesses/ lead and asbestos	Cancers: gastrointestinal, throat, kidney, brain, bladder, gallbladder Neurological Effects: peripheral neuropathy, impaired concentration/hearing, seizures, encephalopathy and related learning disabilities Reproductive Effects: miscarriages/stillbirths, reduced/abnormal sperm Respiratory Effects (asbestos): mesothelioma, lung cancer, shortness of breath, COPD Other Conditions: hypertension, myalgia, anemia, colic.
Agriculture (Sugarcane Plantations)/ phosphorous	Conditions: irritation of the airways, decreased lung function, aggravated asthma, development of chronic bronchitis, irregular heartbeat, heart attacks and premature death in people with heart/lung disease.
Sources: foodresearch.org.uk ; www.who.int ; www.atsdr.cdc.gov/toxfaqs	

c. Financial Need

i. **Economic Conditions:** The City of Kissimmee has yet to recover from the one-two punch of tropical storm damage and the economic crisis of 2008. The sharp drop in tourism resulted in less revenue for the City during its most vulnerable period. The City's small population, low per capita and household incomes and high poverty rate limit the City's ability to generate revenue. The targeted census tracts, with a combined total population of nearly 10,000 people, suffer from lower income and higher unemployment than the rest of the City, the state *and* the US. Business closures and a lack of interest in the area have greatly affected its tax base. Increases in the City budget come from sales tax and gas tax increases, which further burdens the poor (*City of Kissimmee Capital Budget FY 2016 to FY 2021*). Abandoned buildings and vacant lots, and higher crime rates, put a strain on the City's budget. The City has recommended no increases in the ad valorem millage from last year to this current fiscal year. In order to successfully redevelop this area, all potential brownfield sites will need to be assessed and potentially remediated. As previously noted, brownfield areas were identified in 2011 and are still awaiting assessment. The City has developed comprehensive plans to rebuild and revitalize this area; however, they are unable to fully execute these plans until potential contamination is addressed. The City, on its own, does not have the funds required to implement this project.

ii. **Economic Effects of Brownfields:** This is a high needs target area suffering from blight and populated with a high minority, low-income population. This deterioration contributes to the area's reputation as unsafe and undesirable. Abandoned or dilapidated buildings on brownfield sites show neglect and an opportunity for crime. Public safety is an issue as these neglected sites and adjacent properties become a breeding ground for illegal activities. Brownfields drain local economies by adding to costs for policing and code enforcement. The residents of the area are negatively impacted by contaminated and/or vacant properties that contribute to community blight and detract from a vibrant appearance, resulting in an unwillingness of developers and small businesses to invest in the City, thus depriving the City of much needed tax dollars. Exacerbating the problem is the fact that many of these vacant buildings are gas stations and dry cleaner that may contain contamination that may be costly to remediate. This offers very little promise for investors. Many business owners and developers opt to build in nearby Orlando or other local areas that have fared better than the targeted portion of Kissimmee.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. **Project Description and Alignment with Revitalization Plans:** The City of Kissimmee is applying for this Assessment grant to conduct assessments and cleanup planning of brownfield properties contaminated with hazardous and petroleum substances. The City is determined that this project

will be successful as significant groundwork has been laid for this grant in establishment of the Downtown Community Redevelopment Area (CRA), and more recently the Vine Street Community Revitalization Area (CRA) and the Medical Arts District. Additionally, two transportation corridor studies of both CRAs and the Medical District are underway which aim to provide a “Complete Streets” approach to develop solutions that establish a pedestrian oriented, urban environment utilizing a context-sensitive approach that considers local land development patterns and built form. Local leaders, businesses, and residents are committed to its success. The target area for this grant is located in the southeastern portion of Kissimmee and encompasses the above CRAs and Medical Arts District. The main goal of the current CRAs is to address economic decline and urban blight. Throughout the Vine Street visioning process and other city wide policy discussions over the last decade, the City has made a fundamental shift in its land use and transportation policies to transform its auto-centric, suburban development patterns into more compact, mixed use patterns that support more walking, biking, transit ridership and shorter automobile trips. The City has re-conceptualized the automobile-oriented downtown corridors as a mixed-use, higher density and multimodal-supportive area. Throughout the Vine Street and Central Avenue corridors, opportunities for rebuilding on vacant sites are limited due to small property sizes; however, by creating an entire district that includes these area, lots can be incorporated into a greater community plan. The Downtown CRA, located in the southeast corner of the target area, borders the newly developed Lakefront development project on Lake Tohopekaliga. The Downtown project would connect this new green space with the Medical Arts District. The north and south areas of this District are each home to one of the two major hospitals in the area. The City is seeking to use these hospitals as a catalyst for major revitalization as it is reinvented as a health corridor. Moreover, one of the aforementioned corridor studies acts as the main N/S roadway of the Medical District in which Healthy Community Design solutions are being addressed as a key element of the study aimed to further enhance the wellbeing of the community. **Healthfields Redevelopment** has the potential to improve local access to care and reduce Health Disparities through redevelopment. Health centers can also create jobs and bring other benefits [https://www.epa.gov/sites/production/files/2016-03/documents/ej_iwg_rev_mgb.pdf]. Assessment and cleanup of existing brownfields would allow the separate portions of the target area to function as one unit. Rebuilding on existing vacant lots and ensuring the safety of repurposing abandoned sites is necessary for the creation of this new medical corridor and a revitalized Downtown. Clearly, redevelopment will not be successful until these sites are assessed and remediated, where necessary. Among the objectives in the Vine Street Master Plan, September 2012 (developed with community input as required for CRAs) include the following, all of which reflect EPA livability principles and sustainable approaches: *Objective 1.3*: Identify opportunities for public green space or civic space adjacent to increased areas of housing and employment density and intensity to encourage public gathering and provide opportunities for green infrastructure. *Objective 1.6*: Establish district wide parking and stormwater management policies to reduce reliance on a site by site approach. *Objective 2.1*: Create opportunities for all age groups and income levels through the creation of different housing types of varying size, ownership status and income level. *Objective 4.2*: Encourage green building practices in new building construction and site design, and through retrofitting of existing households and businesses.

ii. Timing and Implementation

a) *Contractor procurement*: Randy Schrader, Senior Planner, will serve as the Project Director, will set up a project team (including consultants when selected) and will oversee the grant activities. The City plans to re-compete for brownfields consulting & environmental engineering

services from a qualified firm to carry out specific tasks for its proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with Florida requirements and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Contractor procurement will be completed with approval of the City Commission *no later than four months after notification of selection for a grant award.*

b) *Site Identification Process:* As discussed in Section 1.a.iii, several sites have already been identified including three (3) former gas stations and one (1) former dry cleaner site. Additional site identification (inventory) and selection by the project team, working in partnership with the Brownfields Advisory Committee (BAC), and with input from the public at meetings or through other contacts, will occur through the first year of the project. With continued public input the project team will prioritize sites for starting assessments (and for a more limited number of sites for cleanup planning). Initial prioritization criteria are 1) potential immediate impact to human health or the environment, 2) eyesore or nuisance hindering productive use of adjacent property, 3) redevelopment obstacles and potential for redevelopment, including funding and developer interest, and the ability to obtain site access, 4) local business and neighborhood support, 5) likelihood of job creation. A complete set of criteria will be finalized after public input and will be reviewed for consistency with existing renewal efforts and planning (e.g. CRA) objectives. Sites will be submitted for eligibility review by FDEP and/or EPA based on Region 4 guidance. The City intends to utilize its resources (including the Project Director and our Technical Lead Sara Beedle) to oversee the consultants, conduct community involvement, track milestones and administer the funds, thereby leading an efficient project completed within three-years.

c) *Obtaining and securing site access:* Several sites have already been identified. Additional site selection/prioritization by the project team will occur through the first year of the project. Site access will be facilitated through outreach to property owners to educate them about the program and invite them to be involved in the public process. The Project Director, Technical Lead and consultant will meet individually with property owners to explain the benefits of "free" assessment of their property and the opportunity to quantify the financial risk from any potential contamination. The City has an established access agreement form that is currently used for redevelopment projects. The project team will work consistently throughout the project period with private property owners to obtain site access.

a. Task Descriptions and Budget Table

i. Task Descriptions

Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: 12 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$42,000; 1 Generic Quality Assurance Plan (QAPP) @ \$7000, 6 SS-QAPPs @ \$3,500 each for a total of \$21,000; 6 Phase II's @ an average cost \$25,000 for each site for a total of \$150,000. Assessment total approximately: \$220,000 @50% petroleum/50% hazardous substances). *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).* Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes \$40,000 has been earmarked for this task. (@50% hazardous /50% petroleum).

Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan;

disseminate information/comments to/from community & stakeholders, host community meetings that will involve stakeholder participation in reuse planning. \$8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. \$4,000 is budgeted for printing. \$14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – totaling \$26,000. (@50% hazardous /50% petroleum).

Programmatic Support – The City has secured contractual support to ensure compliance with EPA cooperative agreement terms & conditions, including completion EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$14,000 (@50% hazardous /50% petroleum) is budgeted for contractual program support. Kissimmee will consider time and efforts of its employees as **in-kind leveraged resources**.

ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Petroleum Products					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000

c. **Ability to Leverage – Please see the attached leverage verification**

Kissimmee will utilize this assessment grant as one component in a multi-layered incentive approach to implement redevelopment within its community. The City's leveraging strategy, detailed below, includes tax increment funds and matching incentives from the City's CRAs as well as incentives provided by the Florida Brownfields program and FDEP assistance programs. City CDBG funds available for FY 2017-2019. An additional \$2,500,000 of CDBG/Section 108 funds may be designated for job placement, economic development activities and micro loans, in FY2018-2019. The City will leverage its EPA grant dollars with the incentives offered through the Florida Brownfields Program, including: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup and assessment); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund/each new job created); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects, 75% for brownfield projects with affordable housing component or health care); and Brownfields Liability Protections (as provided statutorily). These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on redevelopment. The City will coordinate with FDEP to access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment Assistance for limited source removal activities.

Kissimmee will promote private sector development and facilitate existing incentive programs and provide assessment/future remedial funding resources to encourage redevelopment of environmentally impaired properties.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: Kissimmee is committed to involving all members of the affected CRAs. Extensive community involvement has already occurred in our ongoing revitalization planning including development of the Vine Street Master Plan. In order to ensure the proper community involvement throughout the project and a continuous line of communication, the City Established Ordinance No. 2810 on September 27, 2011 establishing a Brownfield Advisory Committee (BAC) (FL Statutes 376.80(4) in which or existing Planning Advisory Board acts as said BAC) to serve the City's brownfield redevelopment program. Community-based organizations have been asked to select a representative to serve on the BAC to assist in identifying potential brownfields sites, help develop history of sites, publicize projects, explain goals of assessment, and keep the community informed.

Brownfields program information will be disseminated through Access Osceola (the local government TV station), newsletters, the City's webpage, project-specific social media accounts (Twitter and Facebook) and public meetings, as well as through fact sheets, brochures, newspaper notices and property signs for properties undergoing assessment. In addition, staff will host two workshops annually (six total) with property owners, renters, and business owners to gain input and inform them of grant progress. Meetings will also be hosted to address the concerns and gather input from other stakeholders in the community, such as real estate professionals, developers, financial institutions and other citizens' groups. The City has developed strong relationships with the residential and commercial communities and will focus their expertise in this area to ensure successful involvement and buy-in by the community. Citizens will have many opportunities to comment and become informed either electronically, in print, or in person.

Kissimmee will seek both public input and professional assistance in the site selection. Each site will be evaluated on a case by case basis, with special attention paid to those projects that are community based and community driven. The BAC will work to address community issues and concerns with specific sites, assessment processes, or other brownfields issues. The BAC will assist in visioning and goal setting to establish community priorities for reuse of brownfields sites. The BAC's foremost goal is to foster involvement of community members. It is Kissimmee's hope that the membership of the community-based organizations on the BAC will increase participation from all interested groups. Kissimmee's Hispanic and Latino populations are substantial, representing over 60% of residents. In order to ensure the inclusion of this large population, who may be impacted by any assessment, cleanup and redevelopment efforts, Kissimmee will make bilingual program materials available. Kissimmee will utilize bilingual Kissimmee staff and consultants to communicate in Spanish, as well as English.

ii. Communicating Progress: The City regularly communicates via email/meetings to establish/maintain interest in community revitalization activities, which will occur for this assessment project. The City will use public notices in local newspapers, announcements at public meetings, production of brownfields programs on its cable access network, and website postings. The City televises meetings on a publicized regular basis to discuss various issues, including brownfields topics. Public service announcements on local radio stations are used, plus flyers via a variety of channels (including local churches, neighborhood associations, and schools). The

City's website contains a wealth of reports tailored for community members, including all information related to ongoing revitalization planning for Kissimmee's Vine Street and Downtown CRAs and the Medical Arts District. Kissimmee invites community members and local businesses to workshops/presentations, and offers brownfields presentations to local community-based and professional organizations. For this assessment project all meetings will be publicized, and open to the public. Translation services will be provided for Spanish speaking residents. Minutes are published on the City's website. Government access TV will also post information regarding meetings and project progress. Past experience shows these methods work well for our community.

b. Partnerships with Government Agencies

i. State Environmental Authority: The Florida Department of Environmental Protection (FDEP) is responsible for hazardous waste and petroleum cleanup in the State and implements Florida's Brownfields Redevelopment Program. In 2011, with formal FDEP approval, the City of Kissimmee designated much of its downtown as a Brownfields area making it eligible for tax and other incentives related to brownfields cleanup and redevelopment. FDEP has responsibility for review of assessment activities/reports and to oversee all cleanup activities. FDEP will also make eligibility decisions and specify cleanup target levels on sites selected for assessment. Any cleanup activities will be conducted with state oversight and developers will be encouraged to negotiate site-specific cleanup agreements with the State and take advantage of FDEP brownfield incentives.

ii. Other Governmental Partnerships: In addition to EPA and FDEP, the City will seek to partner with those state and federal agencies that can contribute to the success of this project. The City and County Economic Development Offices will guide redevelopment in the area. One focus of this project is the creation of an improved transportation corridor. In order to accomplish this, the project will be coordinated with local and regional agency partners including the Florida Department of Transportation (FDOT) and MetroPlan Orlando (MPO). Enterprise Florida and the Florida Office of Economic Opportunity will assist in identifying and fostering economic development opportunities within the Target Areas. HUD (US Dept. of Housing and Urban Development) CDBG funds have already been designated for redevelopment and other activities, and continued opportunities for collaboration on housing and other livability improvements will be explored. Kissimmee will also partner with the U.S. Departments of: Commerce; Agriculture; Commerce; Labor; and Agriculture and their state counterparts, along with Federal Transit Authority and Highway Administration where funding or technical assistance can contribute to this project or overall community revitalization. The Osceola County Health Department will assist with medical-related components of the Community Redevelopment plan and provide public outreach and advisory board support. The City will work closely with the Osceola County Health Department on community engagement and education on public health, providing technical assistance if necessary, and promote efforts to improve the health of residents and address environmental justice to reduce health disparities.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

Community Based Organization	Support Role Pledged
Community Vision –grassroots community planning	Public outreach, Advisory Board, working groups
East Central Florida Regional Planning Council – economic development non-profit	Redevelopment planning
Kissimmee/ Osceola County Chamber of Commerce – non-profit organization of local business owners	Public outreach in English and Spanish, Marketing, Advisory Board, & Identifying

	Potential Redevelopment projects
Valencia College – public college	Public outreach, Advisory Board, Curricular Partnerships, Host meetings
Florida Hospital Kissimmee – non-profit healthcare	Advisory Board, working groups
Florida Brownfields Association – non-profit brownfields service organization	Public education and technical assistance, redevelopment planning
Tupperware Brands Corp. – area business	Support redevelopment efforts

ii. Letters of Commitment - Please see attached.

d. Partnerships with Workforce Development Programs

The City is committed to promoting local hiring in its assessment, cleanup, and redevelopment efforts. The City will partner with CareerSource Central Florida to connect workers with job opportunities and will publicize and encourage developers to take advantage of Florida's Brownfield Job Bonus Refund (\$2500 tax refund/each new job created), one of several FDEP incentives for developers in Kissimmee brownfield areas. This project may provide valuable opportunities for local Valencia College students to participate in hands-on learning through community internships.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The following environmental, public health and social benefits will be realized as a result of the implementation of this brownfield assessment program:

- Removal of identified contaminants and reduction of public exposure;
- Measures that ensure the prevention of future pollution, reducing the risk of future exposures;
- Removal of blight and the current stigma associated with contaminated properties resulting in improved community image and renewed sense of community pride;
- Clean sites available for recreational facilities and promotion of healthy activities/exercise;
- Assessed properties available for targeted revitalization opportunities;
- Revitalization bringing new living-wage job opportunities to the community;
- Increased opportunities for the provision of quality, affordable housing;
- Increased access to health care and fresh food sources
- Improved public infrastructure, including transportation improvements, street lighting and sidewalks promoting public safety: and
- Promotion of equitable development and environmental justice in redevelopment efforts.

Environmental - Assessment, cleanup and property revitalization will have a direct impact on the environment by: eliminating or reducing release of contaminants to the environment; focusing on reuse of existing developed areas with existing infrastructure thus eliminating sprawl and discouraging development in greenfields (natural or agricultural) lands; eliminating runoff to area streams; and eliminating/reducing contaminants entering the groundwater. This project will allow Kissimmee to continue the redevelopment process by linking its new \$8M Lakefront park/recreational open space area to the new Medical Arts District through the adjacent Downtown corridor. Using assessment for this purpose is directly aligned with the City's Land Use goals. The City continues to seek ways to improve the area as the population increases and is currently working to remove the stigma and remediate contamination.

Health and Welfare - Assessments in the target area will be performed with care and attention given to nearby and sensitive populations to ensure that residents are neither further exposed nor displaced during environmental activities (including planned cleanup activities). The Florida

Department of Health in Osceola County is responsible for monitoring conditions within the community that could present a threat to the health and safety of the public. The City will work with the Florida Health Department in Osceola County to address environmental and public health issues and opportunities through the grant. These efforts will include other stakeholders including health care providers, community based organizations and community groups. The City and the target Census Tracts / Redevelopment Areas are populated by poor, minority populations that already have poor health outcomes. By immediate response to the findings of environmental assessments, the City will eliminate potential soil, groundwater, and surface water contamination, which will reduce potential public health problems such as cancer, asthma, and miscarriages in the surrounding population (see Section 1.b.iii above). The specific sites described earlier are targeted for a mixed use, including both residential and commercial redevelopment, a proposed hotel, light industrial, and a community center, all of which will improve quality of life and bring jobs to the area. Improvements due to assessments lead to increased access to health care, through creation of jobs, increasing income and employer paid insurance. Existing housing will also be addressed as contaminants in close proximity to residential areas are assessed and plans made for remediation. Brownfield assessments will encourage community-driven redevelopment projects. Social benefits will be realized as these properties gain productive reuse, including local employment opportunities, strengthen disadvantaged and blighted neighborhoods by addressing the longstanding contamination issues and creating the growth of new businesses in the community.

b. Economic and Community Benefits

Environmental contamination is a hindrance to community revitalization. Cleanup and redevelopment of the sites can encourage higher property values and create jobs, as well as positively impact the local economy by creating a safer, healthier community to house businesses and residences. The selected sites are interspersed throughout the area, affecting both commercial and residential zones. Implementation of the proposed brownfield program will result in an expansion of the community tax base, both through enhanced property tax value and elevated sales tax revenues and reduction of blight and improved community image that will further encourage redevelopment and new uses of space. Higher employment rates would elevate per capita and household incomes, as well as improve purchasing power and increase homeownership rates, which are very low. Kissimmee's economy still lags far behind the rest of the country. Brownfields Assessment funding provides opportunities for redevelopment of brownfields to viable economic development and housing projects that will create jobs and expand the local tax base. Upon the successful completion of assessment and remediation services, Kissimmee will be able to begin the redevelopment process on current brownfield sites. The community will have improved site information available for communications with prospective developers to spur their investments in the community. The increased tax base and renewed economy brought about by redevelopment of these sites will result in improved tax revenues. Such an increase would afford the City the opportunity to enhance public services, public health and enhance continued redevelopment efforts within the community overall and the project areas, in particular.

National statistics show that up to 33% of assessments reveal no cleanup is needed. This quick removal of uncertainty will incentivize developers and remove the fear and stigma of blight with relatively little effort/cost. Reduction of blight and the opportunity for redevelopment will pave the way for new business growth that promotes economic revitalization, which will have wide ranging financial and quality of life effects, allowing the City resources to increase health through improvements to air and water quality through greenspace, job prospects leading to health insurance for more residents, increased recreational amenities contributing to a healthier

population and lower health care costs and increased purchasing power leading to regrowth of the area's small local businesses and overall consumer economy.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The CPA firms of Moore Stephens Lovelace audited the financial statements of the governmental activities for the City of Kissimmee, for the year ended September 30, 2015, which collectively comprise the County's basic financial statements and issued their report on March 28, 2016. No adverse findings were reported. In fact, the Government Finance Officers Association awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Kissimmee for its Comprehensive Annual Financial Report.

b. Programmatic Capability: The City will utilize EPA Brownfields Assessment Project funds in a timely and successful manner as demonstrated by the City in past federal grants. Key staff will implement and oversee the project and provide the organizational structure. Randy Schrader will serve as Project Director. With 17 years of experience in local government, Mr. Schrader has managed numerous federally funded projects, both for the City and in cooperation with MetroPlan Orlando, the Florida Department of Transportation, and the Florida Department of Environmental Protection. His grant experience includes land acquisition, and numerous design/build projects for pedestrian and bicycle bridges and paths. Amy S. Ady will serve as the project's financial director. Ms. Ady oversees the City's Budget and Grants Division, where she has effectively managed federal, state, and local funds for the City for more than 15 years. The technical reporting requirements will be under the direction of Ms. Sarah Beedle, EI, CFM, Stormwater Engineer. Ms. Beedle has an Environmental Engineering degree from the University of Central Florida and her current position entails coordinating with multiple federal, state, and local agencies, and managing water quality data and project reporting for multiple projects in accordance with the Florida Department of Environmental Protection (DEP). Ms. Beedle will oversee the environmental consulting and technical brownfields activity.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The City will document, track, and evaluate the following outputs and outcomes continually through quarterly and final reports and in the ACRES database and through financial oversight, which the City uses in the case of all grant projects. The following will be used to gauge the project's overall success:

Task	Output Measurement	Outcome Measurement
Task 1 – Phase I/II Assessments	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 2 – Remediation/Reuse Planning	# of ABCAs # of Redevelopment Plans	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties
Task 3 – Outreach (Community Engagement)	# of Brownfields Advisory Committee Meetings # of Public Meetings # of Community Group Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Groups and # of Attendees # of Public Inquiries Received Circulation
Task 4- Programmatic Support	# of Quarterly Reports # Financial Drawdowns Final Report ACRES Data Entry	Project Completed On Time Budget Utilized No Adverse Audit Findings Demonstrated Performance for Future Applications

The City will also track the following outcomes for use in our revitalization planning:

- Number of sites for which property title transfers are facilitated
- Acres of land redeveloped and square footage of buildings positioned for adaptive reuse
- Acres of parks/greenspace created
- Length of walking or bike trails created
- Amount of private investment
- Reduction in crime
- Changes in health outcome measures
- Number of jobs created on the brownfields sites
- Increased tax base at redevelopment sites

d. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments: Although the City of Kissimmee has not received an EPA Brownfields Grant, it has received other federal and non-federal assistance.

<u>Awarding Agency/Program</u>	<u>Accomplishments</u>	<u>Amount Awarded</u>	<u>Funds Remaining</u>	<u>Date Awarded</u>
FDOT Local Agency Program, FPN: 430225-1-38-01; FPN: 430225-1-38-9	Development of a citywide bicycle/pedestrian master plan emphasizing of regional interconnectivity of trails through the development multi-use trails, nature trails, bicycle lanes and sidewalks. Involves cooperation between local governments of the City of Kissimmee, Osceola County, City of Orlando and Orange County. When fully constructed, it will span 32 miles through one of Florida's most traveled urbanized areas.	\$1,050,000 \$1,912,079	\$0 \$12,544	09/12/2011 09/06/2012
FDEP Recreational Trails Program, Project No. T12B09	Installation/construction of gateway entry, roofed kiosks/signage, rest areas with concrete slabs, benches, trash receptacles, pet waste stations, bicycle racks, related facilities within Shingle Creek Regional Trail system.	\$66,654	\$0	06/28/2013
FDOT Local Agency Program, FPN: 437472-1-1801	Complete Streets corridor study in Downtown CRA to improve mobility and accessibility to future SunRail, <u>commuter rail system in the Greater Orlando, Florida</u> area, station, thus enhancing pedestrian travel and connectivity, traffic circulation, and future demand in the project area.	\$275,000	\$42,337	06/11/2015

2.Compliance with Grant Requirements: Annual audits indicate Kissimmee complied in all material aspects with grant/award requirements, including grant terms and conditions, demonstrating the City fosters exceptional stewardship of the public trust through rigorous adherence to ethical/professional standards associated with grant activities. The City has maintained a successful history of managing these and other agreements by compliance with schedules and work plans, by meeting and complying with reporting requirements, submitting final acceptable technical reports, and tracking progress and results under these agreements. All projects were completed successfully and remaining funds were considered savings to the program.

Threshold Criteria – City of Kissimmee, Florida

1. Applicant Eligibility: The City of Kissimmee, Florida is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.
2. Letter from the State Environmental Authority. A letter of acknowledgement and support from the Florida Department of Environmental Protection is provided in the Attachments.
3. Community Involvement. See Attachments for Letters of Support.

Kissimmee is committed to involving all members of the affected CRAs. Extensive community involvement has already occurred in our ongoing revitalization planning including development of the Vine Street Master Plan. In order to ensure the proper community involvement throughout the project and a continuous line of communication, the City Established Ordinance No. 2810 on September 27, 2011 establishing a Brownfield Advisory Committee (BAC) (FL Statutes 376.80(4) in which or existing Planning Advisory Board acts as said BAC) to serve the City's brownfield redevelopment program. Community-based organizations have been asked to select a representative to serve on the BAC to assist in identifying potential brownfields sites, help develop history of sites, publicize projects, explain goals of assessment, and keep the community informed.

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4. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/16/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Kissimmee, Florida

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000348

*** c. Organizational DUNS:**

0704819520000

d. Address:

*** Street1:** 101 Church Street, Suite 110

Street2:

*** City:** Kissimmee

County/Parish:

*** State:** FL: Florida

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 34741-5054

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. *** First Name:** Randy

Middle Name:

*** Last Name:** Schrader

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:** 407-518-2244

Fax Number:

*** Email:** rschrade@kissimmee.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

*** Title:**

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Kissimmee Community-Wide Brownfields Assessment Grant Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

December 16, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

The City of Palm Bay is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$200,000 for Hazardous Substances and \$100,000 for Petroleum). This grant will greatly enhance the City's efforts to assess and remediate commercial and industrial contamination in our community.

Palm Bay is located along the western shore of the Indian River Lagoon in east-central Florida. The target area is the Bayfront Community Redevelopment District and adjoining industrial High-Tech area, which is the oldest portion of the City and where the freshwater Turkey Creek enters the saltwater lagoon estuary. This area has been historically impacted by steamboats, citrus groves, packing houses and the railroad. In the past decade we have been devastated by the 2007 Housing bubble bust (85% of commerce at the time was related to residential housing), the end of the NASA space program in 2012 and most recently with the wrath of Hurricane Mathew that left Palm Bay with damages of \$1.4 Million and Brevard County with both private and public damages totaling more than 75 Million.

Palm Bay is resilient, eager and we are working tirelessly to stabilize our community and encourage redevelopment. We face many challenges with unemployment and poverty rates that more than double the national average. Within our target area, over 40% of children under the age of 5 live in poverty, 21% of the residents lack a high school diploma and potable water has been contaminated by leaking fuel tanks and industrial activities, and deemed unsafe. The Indian River Lagoon which was noted as the most biodiverse lagoon ecosystem in the Northern Hemisphere (*Smithsonian.com, Best Small Towns 2015*) now faces a total collapse. The lagoon is severely impacted by discharge from vessels, sewage, runoff containing nitrogen and phosphorus fertilizer which is producing widespread algae blooms causing major marine seagrass, flora and devastating fauna fish kills. This November, a referendum vote passed for a ½ sales tax in an effort to "Save our Lagoon." According to EPA EJ Screen, the target area ranks within the upper percentiles for lead-based paint in buildings, hazardous waste proximity, diesel particulate matter, risk management program facilities, traffic proximity and cancer risk. The environmental risks are directly impacting the health and safety of the citizens that we have been sworn to serve. We need your help!

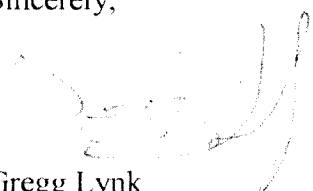
Palm Bay is grateful for this Assessment Grant opportunity, as this will allow us to move forward. Programs such as yours are imperative to our stability and redevelopment growth.

Required Information	
a. Applicant Information:	City of Palm Bay 120 Malabar Rd., SE Palm Bay, FL 32907
b. Funding Request:	i. Grant type – Assessment ii. Assessment Type – Community Wide iii. Federal Funds Requested: \$300,000 iv. Contamination: Hazardous Substances \$200,000 and Petroleum \$100,000
c. Location	City of Palm Bay with a focus on the Bayfront Community Redevelopment District
d. Property Information	N/A – not site specific
e. Contacts:	i. Project Director: City Manager Gregg Lynk 321.952.3413 Gregg.Lynk@palmabayflorida.org 120 Malabar Rd., SE, Palm Bay, FL 32907
	ii. Highest Elected Official Mayor William Capote 321.952.3414 mayor@palmabayflorida.org 120 120 Malabar Rd., SE, Palm Bay, FL 32907
f. Population:	i. Palm Bay Population: 104,342 ii. Target area population: 5,384 (Bayfront Community Redevelopment District)
g. Regional Priorities Form/ Other Factors Checklist:	Attached to Cover letter
h. Letter from State Environmental Authority:	Attached to Cover letter

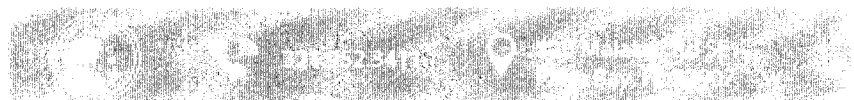
The City of Palm Bay has been working diligently to create plans for our growth and are striving for development and redevelopment to revitalize the target area. The EPA Brownfields Program will provide us with a viable resource to evaluate a number of key properties that are prime for redevelopment. We will be able to delineate fact from fears and move forward into our future.

The City of Palm Bay appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Gregg Lynk
City Manager
City of Palm Bay



1. COMMUNITY NEED**a. Target Area and Brownfields****i. Community and Target Area Descriptions**

Palm Bay is located along the western shore of the Indian River Lagoon in east-central Florida. **The target area of this proposed community-wide brownfields assessment includes a Bayfront Redevelopment District along US Highway 1 (US 1) and adjacent industrial High-Tech Corridor in the east portion of the city.** This is the oldest part of the City where freshwater Turkey Creek enters the saltwater lagoon estuary. Native Americans are documented to have prospered here as early as 800 BC, harvesting fish and shellfish that thrived until anthropogenic devastation of the lagoon over the past several decades. By the 1850's, early European settlers planted orange groves and built packing houses, and the community was a major stopping point for steamboats by the 1880s. Agricultural development increased with the arrival of the railroad in the 1890s, and in the 1920s over 40,000 acres of marshland were drained for agricultural cultivation. Hurricanes, the collapse of the Florida Land Boom, a town wildfire and the Great Depression put the community economy into a downward spiral by the 1930s. The arrival of the Space Coast naval air stations and the NASA space program in the 1940s-1950s spurred agricultural, manufacturing, telecommunications, technology, and heavy industrial development in the target area causing known and unknown contamination. The City has grown through residential sprawl westward, away from the previous city center in the target area. By the 1990s, the target area was experiencing decline and blight due to lost industry.

The target area is located in the northeast portion of Palm Bay and includes the Bayfront Redevelopment District along US 1 and adjacent industrial High-Tech Corridor east of Babcock Street. This portion of the City is particularly strained by long-term agricultural, commercial and industrial use, and disinvestment as the City grew westward and developed a commercial corridor along Interstate I-95 since the 1980s and forsaking US1. The City established a Community Redevelopment Agency (CRA) for the Bayfront District portion of the target area in 1999 in response to a 1994 of Palm Bay *Finding of Necessity* that found "almost half of the structures in the study area (47.6 %) show[ed] some evidence of deterioration." Currently 44% of buildings are pre-1980 construction, an estimated 65% contain lead paint, and 21% are vacant. NASA's final space shuttle mission in 2011 laid off 7,000 people at the Kennedy Space Center in Brevard County (CBS News), contributing to demise of local industry. Hampered growth in the target area has reduced City Tax Increment Financing (TIF) causing a projected annualized difference of: -57% from 2009 to 2015. In October 2016, Category 3 Hurricane Matthew (DR-4283) delivered another blow to this struggling community. The storm washed away 5-30 feet of target area lagoon shoreline and caused damages preliminary estimates by the City of \$980,000 residential / \$440,000 municipal, and Brevard County Emergency Management estimates damages of \$35 million residential / \$40 million municipal county-wide.

ii. Demographic Information and Indicators of Need

The target area was selected due to blight affecting a disproportionate populous of minorities and the impoverished. Low level of educational attainment and high unemployment are prevalent here. Compared to National averages, the target area per capita annual income is half, unemployment and poverty rates are more than double, and public assistance requests are nearly five times higher.

	Target Area*	Palm Bay	Brevard County	Florida	USA
Population	5,384	104,342	548,891	19,361,792	314,107,084
Unemployment	13.6%	10.9%	10.9%	4.7%	5.0%
Poverty Rate	33.7%	17.8%	14%	16.7%	15.6%
Minority	48%	25.5%	16.8%	23.8%	37.2%
Median HH Income	\$26,951	\$43,064	\$48,483	\$47,212	\$53,482
African-American	23.75%	17.4%	10.2%	16.1%	12.6%
Hispanic	13%	15.7%	8.8%	23.3%	16.6%
Public Assistance/SNAP	72% Low Income	16.1%	11.7%	14.3%	14.9%
Children	19%	36%	25%	26.9%	23.7%
Children < 5 in poverty	40.9%	23.4%	20%	19.3%	18.6%
Female	46%	53.3%	51.1%	51.1%	50.8%
No H.S. Diploma 25+	20.75%	4.2%	5.4%	7.1%	14.0%

* Statistics are for the Bayfront Community Redevelopment District portion of the target area. Source: US Census, American Community Survey, 2009-2013 (accessed October 2016), Unemployment data from the Bureau of Labor Statistics <http://www.bls.gov>; Palm Bay Demographic Tapestry 2016; EPA EJScreen 32905; US Boundary 32905.

iii. Brownfields and Their Impacts

Loss of industry (first agricultural, then manufacturing and technology and most recently, the space program) left remnants of facilities, now vacant and idle, throughout the target area and spurred a call to action within Palm Bay. The City began target area brownfield designations in 2003 (Resolutions 2003-70 and 2010-17) due to blight, perceived residual effects of contaminants associated with historic industrial, commercial, and agricultural activity. The Florida Department of Environmental Protection's (FDEP's) geographic information system Map Direct documents more than 100 regulated petroleum and hazardous waste generator facilities, and 25 known contaminated facilities within the target area. A groundwater contamination area (volatile organic compounds (VOC) and metals) more than a mile wide and two miles long associated with Harris Superfund impacts the target area. Groundwater impacts attributed to some of the other contaminated facilities have also rendered numerous potable water wells unusable, created additional community safety concerns, and created a stigma causing lower property values.

The following priority assessment sites within the target area have received interest for redevelopment or re-use aligned with City plans. **Old Cement Plant** - 18 acres with remnant buildings subject to vandalism along the railroad and US 1. Perceived contaminants include fuels, solvents, oils, high alkalinity wastewater and arsenic. **Old MC Assembly** - 14 acres with 260,000 square feet of usable manufacturing space abandoned in 2014 terminating 540 jobs in the target area. Suspected contaminants attributed to the previous electronic manufacturing include solvents, metals, cyanides, oils, PCBs, acids and paint wastes. **Castaway Point** - 1-acre currently clear, adjoins a vehicle filling station and a City park. Historical uses include citrus and/or wharf support dating back to early settlement in the 1850s. Suspected contaminants include fuel, pesticide, and metals contaminants. **Steamboat Landings** - 2.4 acres of clear land, former citrus and/or wharf support area with potential fuel, pesticide and metals contaminants, adjoins residential condominium and a City park. **FIND** - 24 acres currently used for dredged material management, previously a truck stop along US 1 and railroad with suspected fuel, solvent, and metals contamination adjoining residential. **Future Arena** - 21 acres wooded along railroad subject to vagrancy and frequent trespassing with potential previous agricultural use and perceived residual

agricultural contaminants adjoining a mobile home park. **Marina Site**—5-acre closed marina with remnant structures now owned by the City along Turkey Creek, and adjoins residential and commercial blight. Citizen reports of unauthorized boat maintenance and improper waste disposal. Contaminants of concern include fuels, solvents, metals, pesticides, and wood treatment and preservative chemicals.

b. Welfare, Environmental, and Public Health Impacts**i. Welfare Impacts**

Brownfields in the community have contributed to loss of industry, jobs, and investment that has produced higher unemployment, poverty, and crime. The City formed the Bayfront CRA in 1999, based on a Palm Bay 1994 *Finding of Necessity* that found that almost half of the structures in the target area showed some evidence of deterioration. The Palm Bay Police Department reports an uptick in theft, arson and drug overdoses, which have tripled in the target area in the past year. Mass transit is limited and community services are virtually nonexistent for the sensitive populous of children, single-parent households, elderly, minorities, and impoverished. The demographics table in Section 1.ii, shows the target area per capita annual income of \$26,951 is 50% lower than the National average, and the unemployment rate of 10.6%, poverty rate 33.7 %, and poverty rate for Children under 5 of 40.09% are more than double the National averages. Brownfields within the community pose a significant public health risk as outlined below in Section 1.b.iii. Numerous private potable water wells have been impaired by chlorinated solvents, RCRA Metals, and petroleum releases. For example, 17 wells were impacted by a vehicle filling station fuel release in the vicinity of Castaway Point during the 2000s, and groundwater contamination is known in portions of the High-Tech industrial corridor. The assessment of sites are projected to improve high incidents of adverse effects, health concerns and potential cancer causing contamination.

ii. Cumulative Environmental Issues

Cumulative environmental impacts have disproportionately affected the target area at higher rates than in other parts of Palm Bay. Sensitive portions of the populous (minorities, children and the elderly) live here in greater numbers, many in substandard housing proximal to brownfield sites and heavy industry, exemplified by the Harris Superfund located in the High-Tech portion of the target area. An aging railroad corridor creating an impetus to pedestrians which bisects the target area where arsenic laden pesticide and herbicide chemicals were applied to prevent vegetative overgrowth for over a hundred years. In addition, locomotives produced diesel emission and introduce air pollution, noise, physical hazards, and hazardous cargos to the target area and at both abandoned depot stops. Agricultural chemical application has been widespread and long term, and agri-chemical use for recreational property maintenance has also caused contamination as evidenced by the Port Malabar Country Club property that in 2008 was deemed “essentially worthless” because of arsenic in the groundwater estimated at \$12 million dollars to clean up. Target area topography is subject to coastal flooding and at higher risk of migration of contaminants creating additional direct exposures. Surface water within the Palm Bay 32905 zip code has also been impaired including Crane Creek (4 sections 8.8 miles, pathogens); Turkey Creek (0.7 miles, mercury and oxygen depletion), and Indian River (15.8 miles, mercury, pathogens) as noted at <https://ofmpub.epa.gov/waters10/>. The Indian River Lagoon bordering the target area was until recent times deemed the most biodiverse lagoon ecosystem in the Northern Hemisphere. Unfortunately, the lagoon has been severely impacted by discharges from vessels, sewage, and runoff containing nitrogen and phosphorous fertilizer producing widespread algae blooms causing major marine seagrass, flora and fauna fish kills, as recently as the summer or

2016. The algae blooms also produce unpleasant odors, some containing bacterial toxins producing respiratory ailments, and muck containing high levels of mercury, arsenic, copper, lead, PCBs, and domestic waste (Indian River Lagoon Research Institute) affecting the target area.

iii. Cumulative Public Health Impacts

Contaminants released, or potentially released at brownfield sites or associated with previous agricultural, commercial, and industrial activities within the target area can cause significant health effects, especially for sensitive sectors of the local population including children, single-parent households, elderly, minorities, and impoverished. EPA EJScreen Indexes for the target area when compared to state data exhibits corridors within the target area with 50-90 percentile lead-based paint in buildings, 70-90 percentile hazardous waste proximity, 50-90 percentile cancer risk (#1 cause of death according to *Florida Health.gov*), 50-80 percentile National Air Toxics Association (NATA) diesel particulate matter, 50 to 95 percentile Risk Management Program (RPM) proximity, 50-90 percentile traffic proximity, and 50-90 percentile NATA cancer risk with the higher percentiles near RPM facilities and high traffic areas. Particular threats to the sensitive populous are shown in the following table.

Health Concern	Target/Zip Code 32905	Brevard	Florida
Asthma Hospitalizations	24.84%	11.57%	14.34%
Asthma Emergency Room Visits	66.90%	34.08%	48.11%
Cancer – Lung & Bronchus	65.78%	65.78%	55.64%
Cancer – Age 1-5	29.3% ^a	29.3% ^a	23.4% ^a
Cancer Crude Death	8.3%	8.3%	1.2%
Heart Attacks	28.69%	25.07%	21.62%
Salmonellosis Incidence	56.60%	56.60%	34.60%
Pesticide Exposure - Treated at facility	8.06%	2.74%	2.15%
E. Coli 0157:H7 Incidence	56.60%	56.60%	34.60%
Viral Hepatitis	3.1%	3.1%	2.2%
Low Birth Rate	3.71%	3.21%	3.01%

Source: Florida Health.gov – Florida Public Health Tracking System 2008-2014

c. Financial Need

i. Economic Conditions

Palm Bay can simply not afford to fund the proposed environmental assessment project. The requested grant funding including personnel assistance from Region 4 EPA, would provide the target community the seed money and knowledge needed to jump start brownfield revitalization. Private investment funding for due diligence assessment of underutilized properties has not emerged due to the widespread blight in the target area attributed to economic and environmental factors (particularly brownfields), aging buildings, and oldest infrastructure of the City that has outpaced the maintenance budget. In May 2015, Palm Bay Council considered eliminating 45 employees to transfer funds towards the \$162 million road repair deficit that includes 357 miles of “failed” streets. Projected 2016 TIF revenues of \$790,000 (2.5 million less than projected in 1998) is attributed to depressed local economy worsened by the Great Recession beginning in January 2007. However, as the rest of the nation began to see signs of recovery in late 2013, closure of the space shuttle program produced another financial blow to the target community. Florida Today (May 21, 2014) posted an article touting MC Assembly’s intention of keeping their 540 jobs in the target community and a planned \$17 million expansion. However, in 2012 the company closed its

doors in Palm Bay and moved out thereby deserting 260,000 sq.ft. of manufacturing space and devastating the target area. A third blow came this fall, when a Category 3 hurricane battered this struggling community washing away 5-30 feet of target area lagoon shoreline and causing damages estimated by the City of \$980,000 residential / \$440,000 municipal. Commercial fishing and eco-tourism ventures utilizing the lagoon have declined drastically due to degraded water quality linked to killing 60% of the seagrass since 2010. The seagrass may contribute \$5,000 to \$10,000 per acre per year to the local economy (<http://www.sjrwmd.com/indianriverlagoon/2011superbloom.html>), the target area borders 15.8 miles of the lagoon.

ii. Economic Effects of Brownfields

The target area brownfields are a result of multiple contributing factors as described above, including national recession, end of the space shuttle program, local plant closures, hurricanes, discharge of pollutants, and demise of the bordering waterways. Other than the FIND site where recovered muck management is in progress, the identified priority assessment sites are all vacant and only the Old MC Assembly has usable buildings. The brownfields perpetuate job loss in the target area (MC Assembly's 540 jobs lost in 2012), adversely impact citizen physical health (higher incidence of asthma, cancer, heart attacks, salmonellosis, E. Coli, and pesticide exposure shown in Section 1.b,iii), reduce community employment opportunities (unemployment, income, and poverty shown in Section 1.a,ii), increase community dependence on public assistance (72%), blight decreases community spirit, and economic decline deters other local government efforts to revitalize the blighted area. The City estimates 21% of the target area is vacated and property values are 30% lower than in surrounding communities, lowering the local tax base. Despite proximity to waterfront the property values are lower in the target area than along I-95. The local economic impact is reflected by TIF income. A 2015 internal audit found that transportation impact fees since 2006 have reduced nearly 83%. Similarly, the projected annual TIF revenues for 2016 are \$2.5 million or 87% less than projected in 1998. The widespread blight deters investment in the community, thus exasperating the situation.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

Palm Bay is requesting community-wide assessment funding for hazardous substances (\$200,000) and petroleum products (\$100,000) with a target area including the Bayfront Community Redevelopment District and adjacent industrial High-Tech Corridor in the eastern portion of the city. The target area includes Palm Bay's state-designated brownfield and has a disproportionate number of known contaminated sites and abandoned or underutilized properties. The redevelopment strategy for the target area includes assessment to evaluate environmental considerations based on proposed property use for public space, commercial job creation, and housing. The City will use the brownfield grant to conduct due diligence property assessments to identify the presence of contamination, evaluate whether special management is required to facilitate redevelopment, and provide reliance incentive for private developers to invest in the target area. The proposed assessment grant project directly aligns with the City's *2001-2011 Comprehensive Plan* goals, objectives, and policies targeting redevelopment and renewal of blighted areas including the Bayfront Redevelopment District and US 1 corridor. Properties to be addressed under this grant are located where connections to municipal utilities and infrastructure already exist and modifications are planned to provide better community livability. The grant aligns with plans for creating more suitable areas for recreation and housing initiatives outlined in

the City's *5-Year Strategic Plan 2011- 2016* required by HUD for Community Development Block Grant (CDBG) funding. The City's *Bayfront Community Redevelopment District 2024 Plan: Creating a Bayfront Village on the Indian River Lagoon* incorporates HUD-DOT-EPA *Livability Principals* for community sustainability to redevelop the target area fronting the lagoon around Turkey Creek as the heart of the community featuring a main street character having a Florida vernacular architectural "smart growth" style that assumes people would rather safely walk or ride a bike, or take a bus than drive. This marine village will have public events, meeting space, and creates a destination for recreation, entertainment, and mixed use residential, office and retail activity accessible by land or water. The Steamboat Landings and Marina priority assessment sites are proposed for mixed use commercial/residential redevelopment. A TIF rebate would be provided for new investment, and subsequent impact fees would support community infrastructure including much needed stormwater improvements for flood control. The proposed SW portion of Castaway Point assessment site is earmarked for stormwater retention. The new development will enhance economic competitiveness and attract further revitalization investment in the target area including reoccupation of the Old MC Assembly plant, redevelopment of the Old Cement Plant for commercial/industrial use and the FIND site proposed for park use, and the proposed Convention Center/Arena assessment site. Palm Bay has demonstrated its emphasis on sustainability. In 2008 the Utilities Department became the first public or private utility in Florida to receive ISO 140001 Environmental Management System certification for both water and wastewater treatment facilities. In 2009 the City was recognized by the Florida Green Building Coalition, receiving certification as a "Green Local Government." The *City of Palm Bay Sustainability Master Plan 2010* outlines ways that through its government, the residents and businesses will promote a sustainable stewardship of existing resources by incorporating Leadership in Energy and Environmental Design (LEED®) principles in support of making smart energy choices that enhance investments in the community.

ii. Timing and Implementation

- (a) The City will provide a Work Plan to EPA Region 4 and enroll in the Automated Standard Application for Payments system within 30-60 days of notification of award. Palm Bay will select a qualified environmental consultant within 2 months of the grant award to conduct assessment and assist with programmatic management. The consultant will be procured under Florida's Competitive Consultant Negotiations Act and in full compliance with federal procurement regulations. The City will solicit the environmental consultant through a Request for Qualifications (RFQ) process in accordance with the *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 2 CFR 200 and 2 CFR 1500. City internal steps will include RFQ preparation by staff with oversight by the City Manager, followed by advertisement. The RFQ responses will be reviewed by staff to select the most qualified contractor, the City Manager will be apprised of staff's recommendation for contractor award. The City Manager, upon approval, will place the item on agenda for review and approval of the consultant by the City Council. Timing for procurement is routinely 45-60 days. The selected consultant will then prepare and submit a Generic Quality Assurance Project Plan (QAPP) within 60 days of selection to EPA for review and approval. The consultant will prepare a formal Community Involvement Plan (CIP) within 60 days of selection. The City will provide quarterly progress reports to EPA.
- (b) A designated Brownfields Coordinator will be responsible to oversee and coordinate completion of the site selection process within the first 6 months. The Palm Bay Community Development Advisory Board will serve as a Brownfields Advisory Board and will engage with other City agencies and the public to identify candidate sites in the target area for assessment. This

Board currently makes recommendations to City Council concerning use of CDBG funds, and serves as the Local Affordable Housing Committee. Site assessment prioritization will be based on redevelopment potential consistent with community plans and associated timing, community and other stakeholder input, perceived or real public health threat, and owner access agreement.

(c) The City already possesses access agreements for the seven priority assessment sites identified in Section 1.iii. Site access is included in the prioritization formula and community engagement is anticipated to identify some owners of blighted properties eager to provide access for the opportunity to evaluate whether or not perceived contamination at their property is real without personnel expenditure. The Brownfields Coordinator will provide assessment candidate property owners with an access agreement for execution to allow the consultant to conduct assessment. Information will also be provided to the owner with options for management of contamination if found, including benefits for those sites located within the state-designated brownfield. The consultant will be directed to complete assessments for at least six sites during each of the first two years to meet the grant objectives and complete expenditures within 3 years of the grant award.

b. Task Descriptions and Budget Table

i. Task Descriptions

The City Brownfields Coordinator will direct the environmental consultant to conduct assessment at select brownfield sites. Assessment activities will be conducted in compliance with environmental due diligence standards to assess the likelihood of contamination in compliance with the All Appropriate Inquires Final Rule, 40 CFR Part 312. Assessment outputs will comply with Phase I Environmental Site Assessment (ESA) per ASTM E1527-13, and Phase II ESA per ASTM E1903-11 that may include Vapor Encroachment Screening per ASTM E2600-15 in conjunction with a Generic QAPP and a Site-Specific (SS) QAPP. If analytical data reflect impacts above action levels, further assessment and/or an Analysis of Brownfields Cleanup Alternatives (ABCA) would be recommended to evaluate remediation cleanup options, engineering controls and/or easements, institutional controls, or no further action.

Task 1: Phase I/II Assessment – The budget includes site assessment costs of \$177,000 for hazardous substances sites and \$88,500 for eligible petroleum sites. Conduct 15 ASTM-AAI compliant Phase I's @ \$3,200 each for a total of \$48,000; 1 Generic Quality Assurance Plan (QAPP) @ \$4,500, 9 SS-QAPPs @ \$3,000 each for a total of \$31,500; 9 Phase II's @ \$16,000 for a total of \$144,000. Cost estimates are based on the City's experience and cost basis research conducted in preparation for this proposal. Phase II ESA cost will vary due to the complexity of the site and the type of contaminant. A portion of Phase I and Phase II funds may also include asbestos and lead based paint surveys to support existing building demolition or renovation activities on brownfields properties, as necessary.

Task 2: Cleanup Plan / ABCA – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. ABCAs or reuse plans 6 @ \$7,000 for a total of \$42,000.

Task 3: Outreach – Budget \$15,000, includes \$4,500 in travel funds is budgeted to supplement travel funds from other sources to attend national/regional brownfields-related training conferences/workshops, \$3,500 to develop a CIP, \$5,500 to host a total of three community focus and visioning meetings (\$1,800 to \$1,900 per meeting) in the target area; and \$1,500 is budgeted for printing/supplies, electronic support, and software to manage the grant.

Task 4: Programmatic Support – The City Brownfields Coordinator, in tandem with the environmental consulting firm selected, will directly oversee grant implementation and administration necessary and in support of activities to ensure compliance with the EPA

Cooperative Agreement terms & conditions. The consultant will complete EPA quarterly reports, Minority/Woman Business forms, eligibility forms, EPA ACRES database entry and other programmatic support with the City Brownfields Coordinator, which will consider time and efforts of its employees in grant implementation and administration as in-kind leveraged resources. \$19,500 in contractual services (\$6,500 per year) is budgeted for the three year term of the grant.

ii. Budget Table

Hazardous Substances					
	Task 1: Phase I/II Assessment	Task 2: Cleanup Plan/ABCA	Task 3: Outreach	Task 4: Programmatic Support	Total
Personnel			<i>In-Kind</i>	<i>In-Kind</i>	
Travel			\$ 3,000		\$ 3,000
Supplies			\$ 1,000		\$ 1,000
Contractual	\$ 149,000	\$ 28,000	\$ 6,000	\$ 13,000	\$ 196,000
Total	\$ 149,000	\$ 28,000	\$ 10,000	\$ 13,000	\$ 200,000
Petroleum Products					
	Phase I/II Assessments	Cleanup Plan/ABCA	Outreach	Programmatic Support	Total
Personnel			<i>In-Kind</i>	<i>In-Kind</i>	
Travel			\$ 1,500		\$ 1,500
Supplies			\$ 500		\$ 500
Contractual	\$ 74,500	\$ 14,000	\$ 3,000	\$ 6,500	\$ 98,000
Total	\$ 74,500	\$ 14,000	\$ 5,000	\$ 6,500	\$ 100,000
Grand Total	\$ 223,500.00	\$ 42,000.00	\$ 15,000.00	\$ 19,500.00	\$ 300,000.00

c. Ability to Leverage

The requested assessment funds would be leveraged by numerous sources of funding already at work in the community. The **Bayfront CRA issued a \$6 million revenue bond** in 2006 to compliment Tax Increment Funds (TIF) for land acquisition, capital improvement projects and park preservation. The **US Department of Justice (DOJ) awarded \$57,097** for a *Victims of Crime Act* grant for the 2016 funding cycle. Palm Bay's state-designated brownfield areas encompass a large portion of the target area where property owners can take advantage of **Florida's Brownfield Redevelopment Program** financial incentives including a voluntary cleanup tax credit program for cleanup. A **federal \$500,000 appropriation** administered in 2014 through the FDEP recently provided funding to the City for stormwater improvements to correct flooding along US Highway 1 running through the target area. **The City has dedicated \$490,000 of a \$1.8 million cost share grant awarded by the St Johns River Water Management District** for stormwater treatment improvement projects. A **Florida Inland Navigation District (FIND) 50/50 cost share \$48,000 grant** is currently being used by the City for on-going muck dredging in Turkey Creek and the lagoon area adjoining Castaway Point in the target area, with the dredge materials being managed at the FIND target area priority assessment site. In addition, Brevard County received \$10 million for muck cleanup that includes 45 acres in Palm Bay. The **United States Department of Energy provided a grant \$17,000** for Palm Bay to audit its major municipal facilities and invest in solar retrofits to better manage City energy resources. The high tech portion of the target area is located with a **Historically Underutilized Business Zone program area (HYB Zone BTR)** administered by the US Small Business Association and helps small businesses gain preferential access to federal procurement opportunities including competitive and sole source contracting, and 10%

price evaluation preference. In November 2016 **Brevard County approved a ½ cent sales tax to fund a \$300 million *Save Our Lagoon*** 10-year lagoon cleanup plan. The City is pursuing a **Waterfronts Florida Program partnership** entitling funding (up to \$25,000 per year, temporary) for revitalization efforts. The City intends to seek participation in the **FDEP-managed State Response Site Program Funded by CERCLA 128(a) Grant assistance, which may provide Targeted Brownfield Assessment**, a Risk Assessment, and/or Limited Source Removals activities. The City was instrumental in assisting the Florida Institute of Technology (FIT) receive a **\$1.4 million dollar grant from the Economic Development Administration in an effort to advance Palm Bay's manufacturing** section by redeveloping an abandoned building site.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

Palm Bay Community Development Advisory Board serves as a citizen input mechanism for the community and in an advisory capacity to the City, and will serve as a Brownfields Advisory Board that engages residents in the target area to provide input. A formal CIP will be prepared upon notification of a grant award. The CIP will outline the project background and benefits for participation, intent of stakeholder input, schedule, and specific methods to reach and engage underserved community members. The Board will seek citizen input concerning redevelopment planning information provided by other City boards and divisions for site assessment inventory selection, redevelopment/reuse/jobs planning, and cleanup alternatives. The Board will seek stakeholder input concerning agenda items and ideas for other target area revitalization processes and procedures. The meeting minutes will be provided to the applicable City boards and divisions for further evaluation. The Board meets the 3rd Wednesday of each month on an as-needed basis, 6:30 p.m., at City Hall Council Chambers. Agendas are posted at the City Community Development Advisory Board page of the City website a week prior to the meeting, and meeting minutes are posted a week thereafter. Because City Hall is located outside the target area, the Board is considering moving the location of meetings with established brownfield agenda to a location within the target area, likely either the same location that the Bayfront CRA meetings are held or at the Palm Bay Library in the target area. The CIP will further on-going community involvement. The City will seek community input concerning the CIP, and review and amend the plan to ensure the community is provided adequate opportunity to engage.

ii. Communicating Progress

The community has been engaged since designation of the state brownfields in 2003, and was instrumental in the development of this grant. Community outreach for this EPA community-wide brownfields assessment grant application was made at the October 18, 2016 City Council meeting. Additionally, discussion and request for input was provided at the October 18th and November 15th Bayfront CRA meetings held in the target area. Going forward, communicating progress will be performed at scheduled Brownfields Advisory Board public meetings. Agenda and minutes will be posted at www.palmbayflorida.org, and at the Palm Bay Public Library located in the target area for public viewing along with instruction how to find out more and provide input. Language translation will be made available upon request. Progress will also be distributed using the City's *Get-Plugged-In* subscribed email notification for community members and other stakeholders that register at the City website. The City plans to conduct a series of three community workshops, one per year, at the Palm Bay Public Library to include speakers from its solicited environmental consulting firm and non-profit Florida Brownfields Association to educate residents and other

stakeholders of the intent of brownfields programs, incentives, sustainability principles, local revitalization plans, discuss progress, and provide opportunities for input.

b. Partnerships with Government Agencies**i. Local/State/Tribal Environmental Authority**

Palm Bay has an established relationship with FDEP and will work collaboratively with the agency to execute the proposed project. The FDEP manages Florida's Brownfield Redevelopment Program, which includes a voluntary cleanup program that provides certain economic incentives for redevelopment and new jobs at properties in municipal-designated brownfield areas, or specifically designated sites; and a voluntary cleanup tax credit program with certain assessment and remediation annual monetary limits for contaminated sites with a Brownfield Site Rehabilitation Agreement (BSRA) executed between a responsible party and the FDEP. The FDEP also manages a State Response Site Program Funded by CERCLA 128(a) Grant assistance for Targeted Brownfield Assessment, Risk Assessment, or Limited Source Removals in accordance with cleanup criteria outlined in Florida per Chapter 62-780, Florida Administrative Code, and cleanup target levels stipulated in Chapters 62-777. The City will work with the FDEP to identify, remediate and create redevelopment plans for environmentally impacted properties in the community (see FDEP Support Letter). Where contamination is identified during this grant project, the goal will be to help facilitate execution of BSRA's between FDEP and existing or proposed property owners. The FDEP will assist in review and approval of petroleum site eligibility, oversee cleanups for these projects, and will provide technical assistance as needed.

ii. Other Governmental Partnerships

The City is fortunate to have many valued government partners including the HUD, FEMA, DOJ and Department of Economic Opportunity assisting with its target area revitalization effort. Other committed governmental partners include: Bayfront CRA is engaging stakeholders to meet goals established in the *Bayfront Community Redevelopment District 2024 Plan*. St Johns River Water Management District is assisting with stormwater treatment improvement projects along US 1. Florida Inland Navigation District is participating with on-going muck dredging in Turkey Creek and lagoon adjoining Castaway Point, the muck is being managed at the FIND target area priority assessment site. Tourist Development Council is assisting with purchase of billboards promoting local business. The high tech portion of the target area is located with a Historically Underutilized Business Zone program area (HYB Zone BTR) administered by the US Small Business Association helping small businesses gain preferential access to federal procurement opportunities including competitive and sole source contracting, and 10% price evaluation preference. In November 2016 Brevard County approved a ½ cent sales tax to fund a \$300 million *Save Our Lagoon* 10-year lagoon cleanup plan. Palm Bay is auditing its major municipal facilities and will invest in retrofits to better manage City energy resources, thanks to assistance of the United States Department of Energy. EPA Region 4 and our partnership will assist in grant support and guidance.

c. Partnerships with Community Organizations**i. Community Organization Description & Role**

Community volunteers have demonstrated strong commitment to improving the area. A 2013 *Palm Bay Community Guide: Palm Bay Volunteer Corps* reports that "since 2010 over 562 citizens have volunteered to make our City a better place to live. Volunteers provided input and coordination of special events including concerts, First Fridays, holiday parade, and holiday activities; clerical and temporary front desk coverage for city departments; and participated in facilities and parks & recreation department maintenance and cleanup activities. The individual efforts have saved the

City approximately \$947,641.” The City implemented a *Homes for Warriors* program in 2008 that has retrofitted 48 foreclosed homes to help wounded veterans, which is supported by the City’s Neighborhood Stabilization Program, community volunteers, donations and fund raisers.

Organization Name	Description of agency / Contact	Role and Commitment
Palm Bay Chamber of Commerce	Non-profit, promotes community business / Nancy Peltonen	Host meetings, social media, flyers and outreach through contacts
Florida’s Space Coast Economic Development Division	Non-profit, attracts new business and investment / Lynda Weatherman	Assists relocating companies select sites, find and train employees, coordinate educational activities
Friends of Turkey Creek	Volunteer group / John Mongioi	Assist identifying sources of pollution
Truth Revealed International Ministries	Fellowship with 30 ministries / Merton Clark	Host meetings, space, serve refreshments and Pastor will serve on advisory board
Marine Resource Council of East Florida	Non-profit, restore Indian River Lagoon / Leesa Souto Ph.D.	Meeting space, public notices and distribute information from Lagoon House
Florida Brownfields Association	Non-profit, community engagement / Michel Sznajstajler	Participate at community engagement meetings
Ferrate Treatment Technologies	Private business, global water treatment solutions / Luke Daly	Serve on advisory board/committees
Management & Marketing Consultant	Private, broad-based marketing, Main Street Programs / Laird Gann	Community liaison, coordinate community resources, serve on advisory board
Waterman Real Estate	Private, Real Estate Residential and Commercial / Shirley Weems	Host meetings, space, outreach to property owners and associations, media outreach
P3 PLUS	Private, Developer / Michael Levine	Serve on advisory board/committees

ii. Letters of Commitment

Appendix C contains letters of commitment provided by community organizations listed above.

d. Partnerships with Workforce Development Programs

While no brownfield job training programs are located in Palm Bay and we are new to having a grant, the City is very proactive in workforce development and linking members of its community to job opportunities. Palm Bay will reach out for EPA Region 4 for guidance and assistance. We intend to continue this tradition in the proposed project and extend these efforts to include job placement opportunities that may result from the brownfields program. Some examples of the progressive programs at work in our community include: The City initiated a *Juniors to Jobs* student summer intern program in 2016 partnering with CareerSource Brevard. The intent of the program is to provide public sector career experience building a pipeline of Palm Bay’s citizens that are qualified for Palm Bay’s businesses. The program has been a great success and will reconvene in 2017. The CareerSource Career Center in Palm Bay provides resources and workshops to assist both job employers and job seekers, reemployment, temporary work for needy families, veterans, and low-cost GED classes. The United States Small Business Development Center of Eastern Florida State College in Palm Bay at Eastern Florida State College provides existing and prospective entrepreneurs with high-quality management counseling and entrepreneurial training. The Florida Institute of Technology, Women’s Business Center provides training, counseling, mentoring and technical assistance targeting men and women entrepreneurs and small businesses. Florida State College at Jacksonville was awarded US EPA Environmental Workforce Development and Job Training Program. The City’s Environmental Engineering Consultant has hired from this valuable resource and successfully utilizes their talents.

4. PROJECT BENEFITS**a. Welfare, Environmental, and Public Health Benefits**

i. Public Health and Welfare Benefits – Results of this assessment grant are anticipated to help qualify and quantify perceived and real environmental contamination associated with historical uses within the target area. Where contamination is identified and quantified, an ABCA, combined with proposed site reuse, will provide direction for remediation and/or special management procedures to be followed by redevelopment construction contractors to allow redevelopment without directly exposing workers or off-site public, and control or eliminate the contamination. Ultimate site contamination regulatory closure may include demonstration that the contamination was removed, or provide engineering and/or institutional controls for a conditional closure to ensure that community impacts are eliminated. Replacement of old buildings like proposed at the blighted Marina priority assessment site will remove potential vapor encroachment conditions, and sources of asbestos and lead from the community. Removal of residual contaminant exposures will reduce potential correlating health effects (cardio-pulmonary diseases, neurological impacts, negative reproductive/neo-natal outcomes), especially for the sensitive populations (child-bearing women, young children, and the elderly). Redevelopment of the blighted areas as planned by the City creating a bay front village on the Indian River Lagoon with functional architectural “smart growth” style keying on enhancing public health in conjunction with commercial activity begins with assessment of the Castaway Point, Steamboat Landings, and Marina priority assessment sites. The proposed architectural setting will provide green public spaces, sustainable beautification, and promote healthy lifestyle by encouraging walking and outdoor recreation activities. The new development features will encourage additional redevelopment revitalizing the urban setting, create more business opportunities and jobs, and increase the tax base creating more municipal monetary funds that will allow the City to perpetuate the revitalization. The improved setting will significantly improve quality of life, health, and community morale.

ii. Environmental Benefits: Quantitative and qualitative information obtained from the target area property assessments will allow the City to understand where currently unidentified contamination is present and evaluate whether the contaminants are potentially impacting sensitive environmental receptors or sensitive portions of the population in the proximity. The assessment results will also provide understanding of the contaminant transport mechanisms such as groundwater flow, preferential subsurface pathways, or stormwater runoff for remedial planning and redevelopment management. Removing, or effectively managing contaminants using engineering controls prior to or in conjunction with redevelopment activities will ensure that adverse environmental impacts affecting receptors are terminated, protecting the natural resources and public welfare. Assessments and Cleanups align with our environmental community responsibilities and goals.

b. Economic and Community Benefits

Brownfield redevelopment has already been established by Palm Bay as a key component of its economic revitalization. This is demonstrated and implemented by its 2001-2011 Comprehensive Plan, its 2003 and 2010 resolutions designating state brownfield areas in the target area and its *Bayfront Community Redevelopment District 2024 Plan: Creating a Bayfront Village on the Indian River Lagoon*. The pace of area improvements has been slow due to circumstances discussed above in Section 1. The revitalization pace is anticipated to accelerate with the City’s ability to quantify residual contamination that will be provided by this assessment grant for key underutilized properties. Removal of the stigma of potential contamination, or proper management of contamination at vacated properties with usable buildings, such as the large previous MC

Assembly priority assessment target site, will encourage re-use, recreate lost jobs and reestablish lost municipal tax income, and reduce the current burden of property maintenance. A TIF rebate will be provided for new investment, and subsequent commercial taxes will support community infrastructure and provide public benefits. Increasing redevelopment activity as directed by the City's plans will spawn public-private partnership and other stakeholder investment in the target area mixed-use Bayfront Village and commercial/industrial High-Tech Corridor leading to increased employment and an expanded tax base that perpetuates additional growth. More revenue will be realized by local businesses through increased business activity and visitation in the target area.

The City's redevelopment plans will replace blighted buildings and require establishment of public greenspaces at commercial redevelopments, thus improving living conditions and overall aesthetics. Improved walkability, access to recreational opportunities, and planned transportation enhancements, will decrease pollution and encourage healthy lifestyles that will lead to decreased ailments and medical costs for local residents. The enhanced livability in conjunction with opportunity created by commercial redevelopment will improve the housing market, thus making existing homes more valuable to residents. The increased tax base attributed to redevelopment will allow the City to provide additional community infrastructure projects and public services that further improve the lives of residents. The City recognizes community vulnerability to flooding, such as experienced during recent passage of Hurricane Matthew. Sustainable and responsible redevelopment protective of public safety is planned for the flood-prone community along the Indian River Lagoon and Turkey Creek where dredging is being conducted and control buffers are being evaluated for shoreline and habitat protection. Stormwater drainage management and retention designed to prevent flooding and spreading of contaminants is planned, including at the Castaway Point assessment parcels.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

Palm Bay was most recently audited by Carr Riggs & Ingram CPA Advisors on May 11, 2016, and there were no adverse findings. The audit concluded "In our opinion, the City of Palm Bay complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2015". The City has received a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the past fourteen consecutive years for the Comprehensive Annual Financial Reports.

b. Programmatic Capability

With the assistance and guidance of EPA Region 4, the City will utilize EPA Brownfields Assessment Grant funds in a timely and successful manner as demonstrated by its successful administering of past federal grants, see Section 5.d.2,ii. The City has highly qualified management, supervisory, accounting and auditing staff, and will select a qualified environmental consultant with EPA brownfield assessment expertise and experience to assist with responsibilities associated with this 3-year grant. A Work Plan will be submitted to the EPA, and the City will enroll in the Automated Standard Application for Payments system. Progress reports will be provided to the EPA Brownfields Project Officer outlining completion status and financial tracking of assessment tasks, and proposed grant activities. Key City staff will implement and oversee the project and provide the organizational structure.

Project Director, Mr. Gregg Lynk, was appointed City Manager in April of 2015 where he manages a staff of 750 employees. He brings a resume that includes more than a decade of private

sector experience managing business development strategies for a \$500-million corporation in which the primary customers were state, federal and local governments. In his previous 11 years with BI Inc., a leading provider of Offender Monitoring and Reentry Services, Mr. Lynk was responsible for creating and presenting a \$30 million annual budget and overseeing client accounts and a staff of more than 500 employees.

Brownfields Manager, Mr. Andy Anderson, Director of Economic Development and External Affairs, will assist with the site selection process and community engagement. He is very active in the community as represented by the following examples. Mr. Anderson coordinated a Palm Bay *Coats for Kids* drive collecting over 2,500 coats for needy children and chaired a *Cystic Fibrosis Foundation's Brevard Great Strides* walk, helping raise approximately \$31,000 for disease research and education. He also raised over \$6,000 for the St. Baldrick's Foundation shaving his head in solidarity with children fighting cancer. Based on his efforts, Mr. Anderson was named *Humanitarian of the Year* for 2010-11 by the S. Brevard Sharing Center and the Florida Guardian Ad Litem Program's 2013, and *Community Advocate of the Year* by the 18th Judicial Circuit.

Brownfields Coordinator, Mr. James Marshal, works in the City's Economic Development Division and is the Bayfront Community Redevelopment District administrator. He will be responsible to oversee the daily activities of the EPA Brownfields Grant Program, coordinate the site selection process, interface with property owners, community members and the Brownfields Advisory Board, and provide progress reports to EPA. Mr. Marshal has grant training, and over 25 years of finance experience including managing the financial agreements listed in Section 5,d, and other funded work.

Financial Director, Ms. Yvonne A. McDonald, the City's Finance Director since 2003, has been with the City since 1998 and has more than 35 year experience in municipal government. She will be responsible for timely and accurate grant financial reporting. Ms. McDonald has a MBA from Florida Institute of Technology, a Bachelor's degree in Business Administration from the University of South Florida has completed the Senior Executives in State and Local Government program at the Kennedy School of Government, Harvard University and is a Certified Government Finance Officer through the through the Florida Government Finance Officers Association.

The City will acquire additional expertise and resources by selecting an environmental consulting firm to support specific grant management and reporting tasks, and to conduct technical assessment activities. The most qualified environmental consulting contractor will be selected consistent with federal procurement requirements 2 CFR 200 and 2 CFR 1500, as described Section 2.a.ii(a). Evaluation items to be provided in the RFQ will include the consultants ability to conduct scope of service assessment activities including Phase I and II ESA, developing QAPPs and HASPs, remediation/reuse planning, assistance with community outreach and education, and its previous EPA Brownfield Grant experience with brownfields inventory, site eligibility, EPA quarterly reports, MBE/WBE forms, eligibility forms, EPA ACRES database entry, and other programmatic support. The City will manage the environmental consultant task activities and monitor progress by status meetings and monthly milestone reports. In addition to its current in-house staff with grant management and planning expertise, the City has human resources and procurement systems available to fill critical vacancies or procure additional services.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City will measure and track/document the listed outputs and outcomes to evaluate its progress. Once a site has been determined eligible for Phase II ESA, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profile will be updated

following completion of Phase I and II ESAs, QAPPs, ABCAs, and remediation or redevelopment activities. To track and measure progress the City will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA, and track the following outcomes and outputs to a regularly updated project spreadsheet. Measurable outcomes: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding (public and private), number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value, and acres of parks and greenspace preserved and created. The City will prepare a formal CIP upon notification of an awarded grant. Measurable outputs: number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The City will adjust its project approach if it becomes evident that the project is not generating the expected outcomes.

d. Past Performance and Accomplishments

ii. Has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

Palm Bay has not previously received a grant from the EPA, however, it has received multiple other grants and assistance agreements that have been successfully managed.

Assistance Program	Awarding Agency	Purpose	Amount Awarded	Award Date
Growth Management Technical Assistance	FL Dept. Economic Opportunity	Develop a final economic development vision and action plan	\$ 40,000	FY2015
FL. Legislature #1668A	FDEP	Build two stormwater ponds along US 1 to treat runoff before reaching the lagoon and protect seagrass	\$500,000	FY2014
Victim Crime Act	US Dept. of Justice	Victims Advocacy Support	\$ 57,097	FY2016
CDBG	HUD	Neighborhood Stabilization	\$534,560	FY2015
33% cost share	SJRWMD	Construction costs of a stormwater treatment train in the target area	\$490,000	FY2016

2. Compliance with Grant Requirements

The City has maintained compliance with all aspects of prior grant and assistance agreement administration including strict adherence to the approved work plan, reporting, expected deliverables, schedule and terms and conditions. Funds were successfully expended within the appropriate schedule and outputs met objectives. Reporting has been maintained timely and acceptably completed. On-going, the FDEP stormwater project concludes by September 2017, the design and permitting has been completed on schedule. The FIND dredging is on schedule. The City continues annual US Department of Justice Victim Crime funds assist the Victims Advocacy. The City has an extensive Housing and Neighborhood Assistance program incorporating HUD funds for the Neighborhood Stabilization (NSP), NSP 3, Homes for Warriors, and Home Down Payment Assistance, which are in compliance. The Growth Management Technical Assistance Grant was completed and a copy of the Visioning is available within the Regional Priorities/Other Factors Checklist. The City will comply with all aspects of the EPA Brownfields Assessment Grant and maintain routine progress team meetings to ensure clear guidance and communication.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text" value="12/16/2016"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Palm Bay"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="59-6018984"/>		* c. Organizational DUNS: <input type="text" value="0602362620000"/>
d. Address:		
* Street1: <input type="text" value="120 Malabar Rd SE"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="Palm Bay"/>		
County/Parish: <input type="text"/>		
* State: <input type="text" value="FL: Florida"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="32907-3099"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/> * First Name: <input type="text" value="Gregg"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Lynk"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="City Manager"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="321-952-3413"/>		Fax Number: <input type="text" value="321-952-3412"/>
* Email: <input type="text" value="gregg.lynk@pbfl.org"/>		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Palm Bay Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

3

* b. Program/Project

3

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes

☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Gregg

Middle Name:

* Last Name:

Lynk

Suffix:

* Title:

City Manager

* Telephone Number:

321-952-3413

Fax Number:

321-952-3412

* Email:

gregg.lynk@pbfl.org

* Signature of Authorized Representative:

James Marshal

* Date Signed:

12/16/2016

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

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120 Malabar Rd SE

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*** City:**

Palm Bay

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32907-3099

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Gregg

Middle Name:

*** Last Name:**

Lynk

Suffix:

Title:

City Manager

Organizational Affiliation:

*** Telephone Number:**

321-952-3413

Fax Number:

321-952-3412

*** Email:**

gregg.lynk@pbfl.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

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*** Title:**

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Bay Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

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View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

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* b. Program/Project

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Attach an additional list of Program/Project Congressional Districts if needed.

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* b. End Date:

09/30/2020

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* b. Applicant	0.00
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* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

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21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

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* Title:

City Manager

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321-952-3413

Fax Number:

321-952-3412

* Email:

gregg.lynk@pbfl.org

* Signature of Authorized Representative:

Completed by Grants.gov upon submission.

* Date Signed:

Completed by Grants.gov upon submission.

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 01/31/2019

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1.	66.818	\$	\$	\$ 200,000.00	\$	\$ 200,000.00
2.	66.818			100,000.00		100,000.00
3.						0.00
4.						
5. Totals		\$	\$	\$ 300,000.00	\$	\$ 300,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel	3,000.00	1,500.00			4,500.00
d. Equipment					
e. Supplies	1,000.00	500.00			1,500.00
f. Contractual	196,000.00	98,000.00			294,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	200,000.00	100,000.00			300,000.00
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	\$ 200,000.00	\$ 100,000.00	\$	\$	\$ 300,000.00
7. Program Income	\$	\$	\$	\$	\$

Authorized for Local Reproduction

SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8.	\$ 0.00	\$	\$	\$	0.00
9.	0.00				0.00
10.					
11.					
12. TOTAL (sum of lines 8-11)	\$	\$	\$	\$	

SECTION D - FORECASTED CASH NEEDS				
Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal \$	\$	\$	\$	\$
14. Non-Federal \$				
15. TOTAL (sum of lines 13 and 14) \$	\$	\$	\$	\$

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16.	\$	\$	\$	\$
17.				
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	\$	\$	\$	\$

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	22. Indirect Charges:
23. Remarks:	